



High Street | Old Woking | Woking | GU22 9JH





High Street, Old Woking, Woking, GU22 9JH

Virtually a new-build in every sense, this stunning three-bedroom semi-detached character cottage has been comprehensively renovated from top to bottom to an exceptional standard, seamlessly combining period charm with stylish contemporary living.

Ideally situated within easy walking distance of Old Woking High Street and its local amenities, and just 1.7 miles from Woking mainline station, this beautifully presented home is ready to move straight into.

The welcoming front-aspect living room is centred around an attractive log burner. To the rear, the impressive dual-aspect kitchen/diner has been beautifully refitted with a range of contemporary base and eye-level units, generous work surfaces and integrated AEG dishwasher and range cooker, making it the true heart of the home. There is also a handy downstairs W/C.

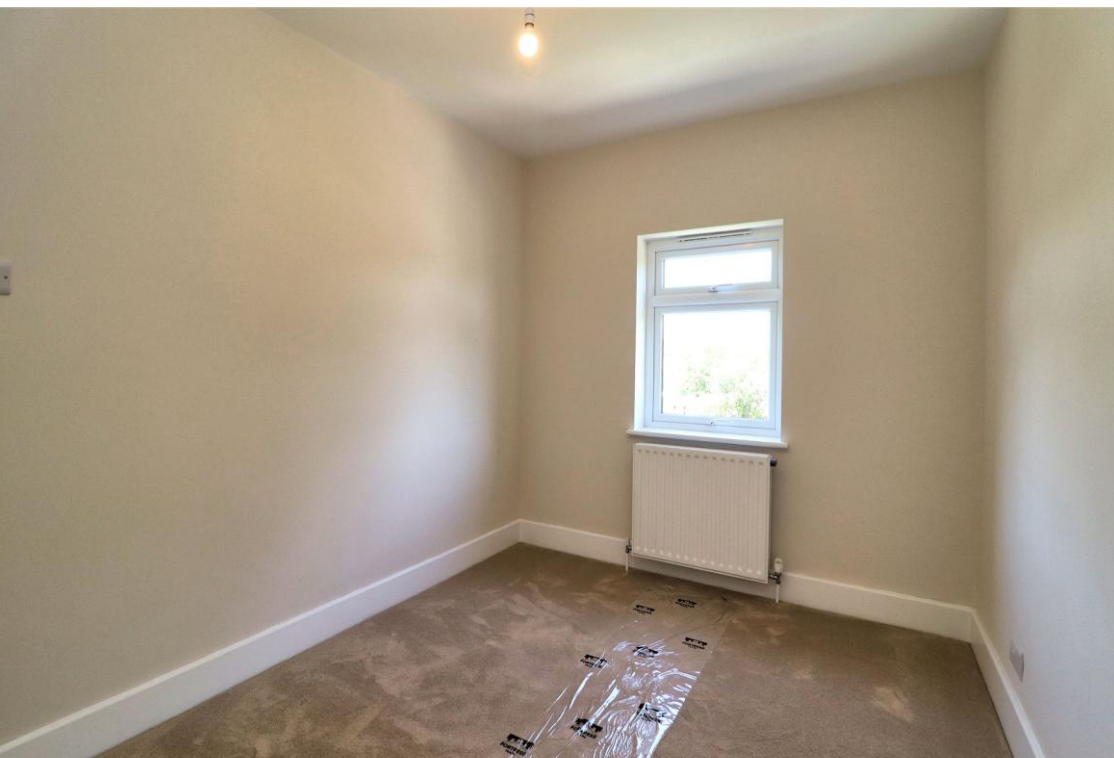
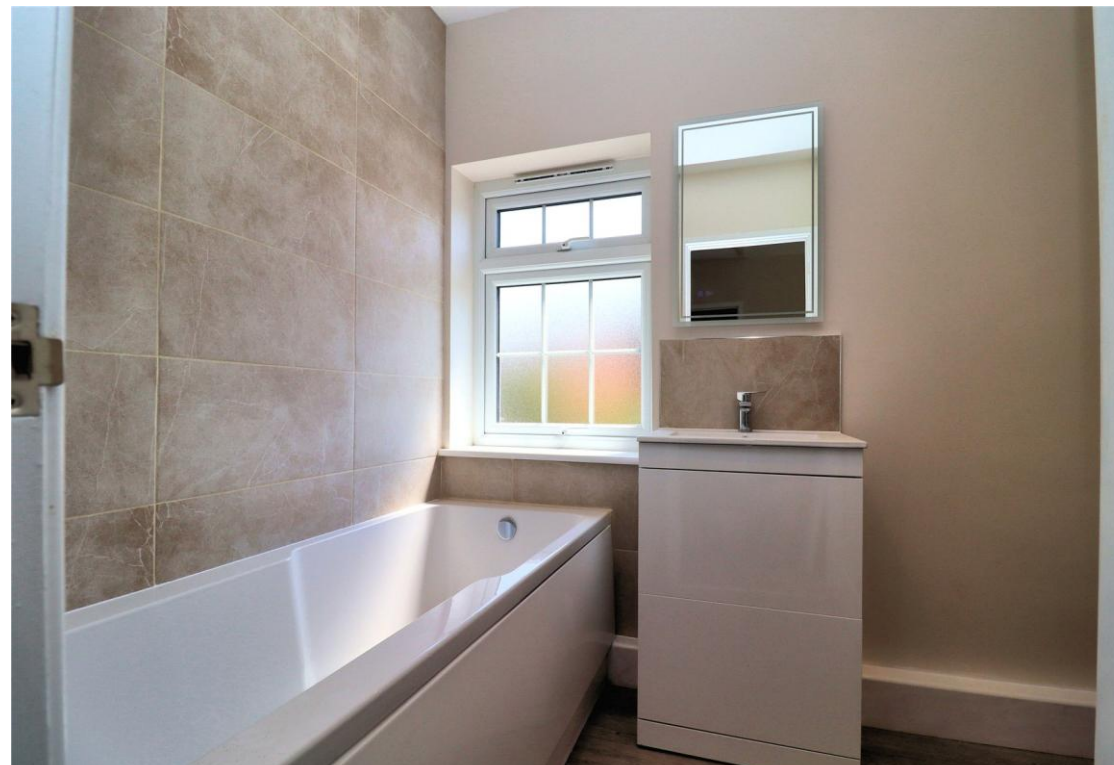
Upstairs, there are three well-proportioned bedrooms and a stylishly appointed modern family bathroom, finished to a high specification.

Outside, the property enjoys an attractive frontage, a private landscaped rear garden ideal for both relaxing and entertaining, and side access. A versatile outbuilding with full power and internet connection, is currently being built and offers excellent potential as a home office, gym, studio or hobby room and CGI images are shown.

Having undergone an extensive renovation throughout, this exceptional home offers all the comforts and efficiency of modern living while retaining the charm and character expected of a traditional cottage.

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

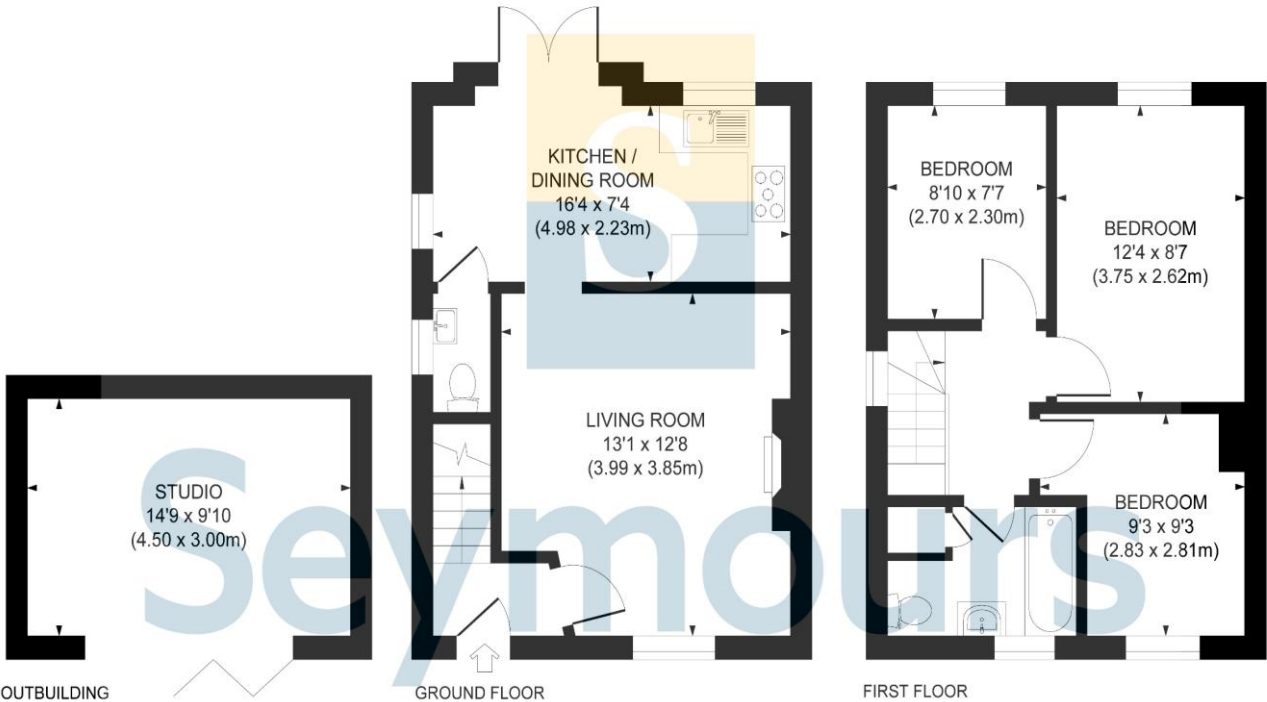
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area

Main House 725 sq. ft / 67.34 sq. m
Outbuilding 145 sq. ft / 13.50 sq. m
Total 870 sq. ft / 80.84 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



3A-3B, Commercial Way, Woking, Surrey, GU21 6XR

01483 757700 sales@seymours-woking.co.uk www.seymours-estates.co.uk

