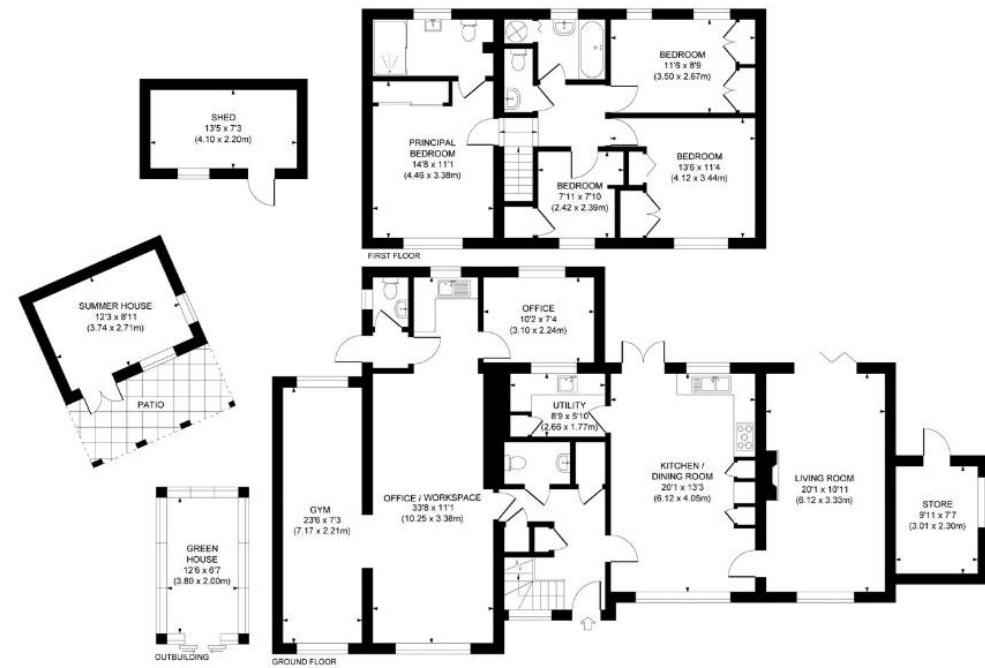


Floorplan

Approximate Gross Internal Area
Main House 2,092 sq. ft / 194.41 sq. m
Outbuildings 362 sq. ft / 33.67 sq. m
Total 2,454 sq. ft / 228.08 sq. m



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.



Seymours



67 Gorsewood Road
St Johns, Woking, Surrey, GU21 8XG
£950,000 Asking Price

Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 798969

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Property details

-  4 bedrooms
-  2 baths
-  EPC Rating C
-  2092 sq. ft

- Substantial detached family home on the sought-after Hermitage development in St John's
- Significantly extended by the current owners, creating exceptionally versatile accommodation
- Four well-proportioned bedrooms, including three generous doubles with built-in wardrobes
- En-suite shower room
- Stunning open-plan Shaker-style kitchen/dining room
- Spacious front-to-back lounge with vaulted ceiling, log burner and bi-fold doors to the garden
- Separate utility room and two downstairs cloakrooms
- Extensive side extension offering flexible space for a home office, gym, playroom or business use
- South-facing rear garden extending to over 80ft
- Swimming pool and detached garden cabin, ideal as a home office or studio
- Driveway providing off-street parking for multiple vehicles
- Walking distance to highly regarded local schools
- Conveniently located for Brookwood mainline station with direct services to London Waterloo
- Easy access to Woking town centre, local amenities and the Basingstoke Canal

A substantial detached family home, significantly extended by the current owners and occupying a generous plot on the sought-after Hermitage development in St John's.

Presented in excellent condition throughout, this impressive property offers a superb combination of generous family accommodation, versatile living space and an enviable south-facing garden in excess of 80ft. The property is ideally positioned for a number of well-regarded local schools, while Brookwood mainline station is also close by, providing excellent links towards London and Woking.

The accommodation has been significantly transformed by the current owners, with the ground floor in particular having undergone an extensive programme of improvement and extension.

The heart of the home is undoubtedly the impressive open-plan kitchen/dining room, which stretches from the front to the rear of the property and provides a fantastic space for both everyday family life and entertaining. The kitchen is fitted with an extensive range of Shaker-style wall and base units, complemented by integrated appliances including a double oven, gas hob and dishwasher. The adjoining utility room provides additional storage and practical space.

The property has been extended to both sides, creating an exceptional amount of additional accommodation. To one side is a superb front-to-back lounge, featuring a vaulted ceiling, log burner and bi-fold doors opening directly onto the garden, creating a light and spacious reception room with a strong connection to the outside.

The extension to the opposite side has created two sizeable rooms together with a further smaller room, offering an impressive degree of flexibility. This area could be utilised in a variety of ways depending on the needs of the new owners, whether as a home gym, children's playroom, additional reception space or home office. There is also kitchenette space and a WC, making this particularly well suited to those who work from home or run a business from the property.

A further downstairs cloakroom completes the ground floor accommodation.

Upstairs are four bedrooms, three of which are generous doubles, and all benefit from built-in wardrobes. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the property continues to impress. The south-facing rear garden extends to in excess of 80ft and provides a fantastic setting for family life and entertaining. There is a substantial patio area immediately adjoining the house, leading a well maintained lawn. The garden also features a useful cabin, that could be utilised as a home office, two sheds, a greenhouse, raised beds and a heated swimming pool with decking surround.

To the front is a large driveway providing off-street parking for multiple vehicles.

Overall, this is a rare opportunity to acquire a substantial and thoughtfully extended detached family home, offering an exceptional level of versatile accommodation both inside and out. The combination of its generous plot, extensive ground floor living space, home-working potential, south-facing garden and convenient position for local schools and Brookwood station makes this a particularly appealing family home.

Location

St Johns village has a bustling high street providing a good range of day to day shops as well as enjoying the delights of the Basingstoke Canal with its pretty tow paths. Woking is a short distance away which has excellent shopping facilities as well as one of the best services to Waterloo stations anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school.

Council tax band: Tax band F

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

By appointment only

01483 798969 / sales@seymours-knaphill.co.uk

For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker-

<https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



Flexible Living Space



Close to Local Amenities

