



Old Woking Road | Woking | Surrey | GU22 8HR





Old Woking Road, Woking, Surrey, GU22 8HR

Welcome to this beautifully presented and extensively upgraded detached family home, situated in a highly sought-after and peaceful residential setting. Offering four bedrooms, three reception rooms and two bathrooms, this impressive property provides a superb combination of space, comfort and contemporary family living. The generous accommodation is flooded with natural light and has been thoughtfully improved by the current and previous owners over many years, with substantial investment in the kitchen, bathrooms, flooring, heating, electrics, air conditioning and external areas.

At the heart of the home is the impressive open-plan kitchen and dining space following a full kitchen/dining room knock-through in 2021. The works included new downstairs electrics, a new circuit breaker and fuse board, together with a bespoke Tom Howley kitchen featuring a beautiful tulip wood finish, Caesarstone quartz worktops and breakfast pantry. All appliances are by NEFF, with a McQuevee wine fridge adding a further touch of luxury. The kitchen benefits from a 10-year guarantee. A separate utility room provides additional practical storage and workspace.

The ground floor has been finished with full porcelain tiling, complementing the modern open-plan design. The downstairs bathroom was refurbished at the same time with new sanitary ware, while a striking new chandelier was installed to enhance the entrance and reception accommodation.

The living spaces offer excellent versatility for modern family life, with three reception rooms providing ample space for entertaining, relaxing and working from home. The living room benefits from a remodelled concealed TV unit and electric fireplace.

Upstairs, the accommodation continues to impress. The stairs and upstairs flooring were completely renewed with V4 flooring, and the master bedroom benefits from dedicated air conditioning installed in the same year. Most recently in 2023, the principal bathroom underwent a complete renovation by Ripples, creating a luxurious wet-room style space.

Further comfort is provided by air conditioning installed to bedrooms two, three and four in 2024. This system benefits from a 10-year guarantee and is serviced annually. The master and guest bedrooms have also been enhanced with bespoke fitted wardrobes by Derek Barrett.

The property has been carefully maintained from a structural and mechanical perspective. A new Worcester Bosch boiler with the heating system regularly checked and serviced. The home benefits from zoned heating, providing excellent control over the temperature throughout the property.

The owners have also made a number of additional practical improvements including a safe, new garden gate and surrounding fencing enhancing both the appearance and security of the property.

The outside space is equally impressive, with a beautifully landscaped garden and attractive patio providing an excellent setting for outdoor entertaining, dining or simply relaxing. A new garden gate and surrounding fencing were installed recently. This property also comes with a summer house, external shed offering additional storage and a greenhouse.

The location is particularly appealing for families, with excellent access to local amenities, transport links, highly regarded schools and numerous private school bus routes. The railway station and town are within walking distance, while nearby Pyrford Common provides superb opportunities for dog walking and outdoor recreation. Local gyms and golf courses are also easily accessible.

The property is situated within a friendly community, with surrounding homes predominantly occupied by families. With its extensive programme of improvements, beautifully appointed open-plan kitchen and dining space, luxurious bathroom upgrades, modern heating and air conditioning, excellent bedroom accommodation, landscaped garden, garage and generous parking, this is a home that has been exceptionally well cared for and continually enhanced.





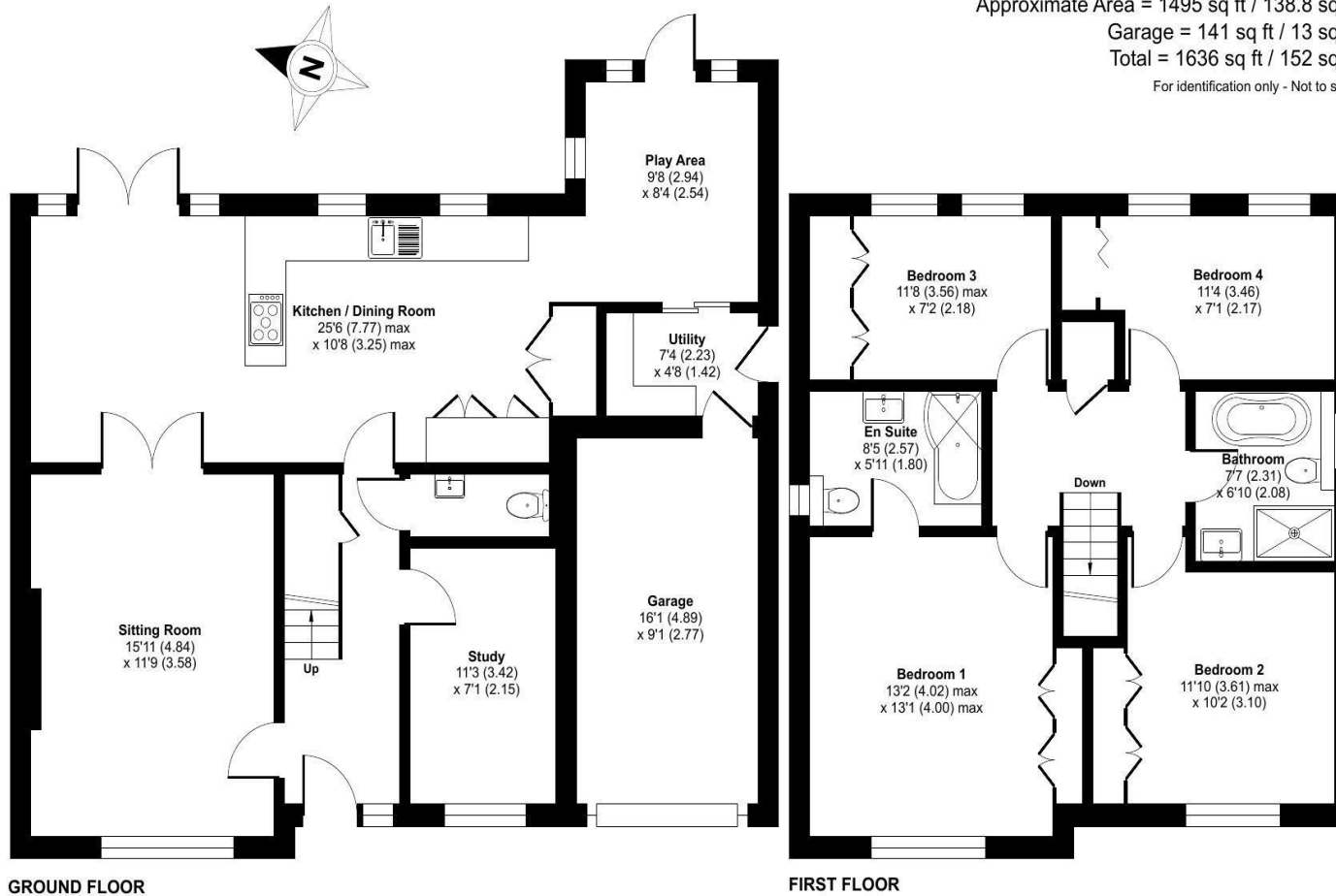
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Approximate Area = 1495 sq ft / 138.8 sq m

Garage = 141 sq ft / 13 sq m

Total = 1636 sq ft / 152 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1508762





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