



Queenswood Road, St. John's, Woking, Surrey, GU21 8XJ

£1,000,000

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This impressive detached family home is situated at the end of a highly sought-after cul-de-sac, offering a substantial plot and convenient proximity to Brookwood Mainline Station, providing easy access to Woking and Waterloo Stations.

Meticulously maintained, this property presents itself in excellent condition. Over the years, it has undergone clever extensions and remodeling to create a magnificent residence, boasting over 2700sqft of spacious living space. Notably, there is an option for an Annexe with a private entrance, featuring a generous double bedroom with an en-suite shower room and it's own living room.

As you enter into this impressive property, you are greeted by a generous entrance hall with downstairs cloakroom and storage for shoes and coats. There are two expansive reception rooms that stretch from the front to the back of the house each with a dual aspect. Among them is a playroom fitted with bespoke units and shelving, as well as a living room featuring a cozy log burner.

Undoubtedly the heart of the home is a stunning open plan kitchen/dining room, ideal for contemporary family living. The high-end kitchen is equipped with a wide range of base and eye level units, complemented by granite worktops. A central island hosts an induction hob with an extractor above and ample workspace, catering to enthusiastic cooks. Additional features include a spacious utility room, a downstairs cloakroom, and a conservatory that adds extra living space joining both the kitchen/diner and the living room.

The upstairs comprises six well-proportioned bedrooms, with the master bedroom benefitting from a luxurious en-suite bathroom equipped with a four-piece suite, including a wash hand basin with a vanity unit, a walk-in shower cubicle, a standalone bath and stylish flooring and ceilings. Bedroom two also enjoys the convenience of an en-suite, while the remaining bedrooms share a well-appointed shower room with a separate WC.

Outside, a generous Easterly facing garden extends over 75ft and includes a sizeable patio area for relaxation and barbecues. The front of the property features a block paved driveway, accommodating off-street parking for 5/6 cars. In summary, this property is truly exceptional, and viewings are highly recommended to fully appreciate its unique qualities.

- Impressive detached family home
- Substantial plot with over 2700sqft of accommodation
- 6/7 bedrooms
- 4 bathrooms including 3 en-suite
- Option for an annexe with a private entrance
- Three generous reception rooms
- Stunning open-plan kitchen/dining room with central island.
- Sizeable Easterly facing garden
- Driveway for 5/6 cars
- Utility room and downstairs WC

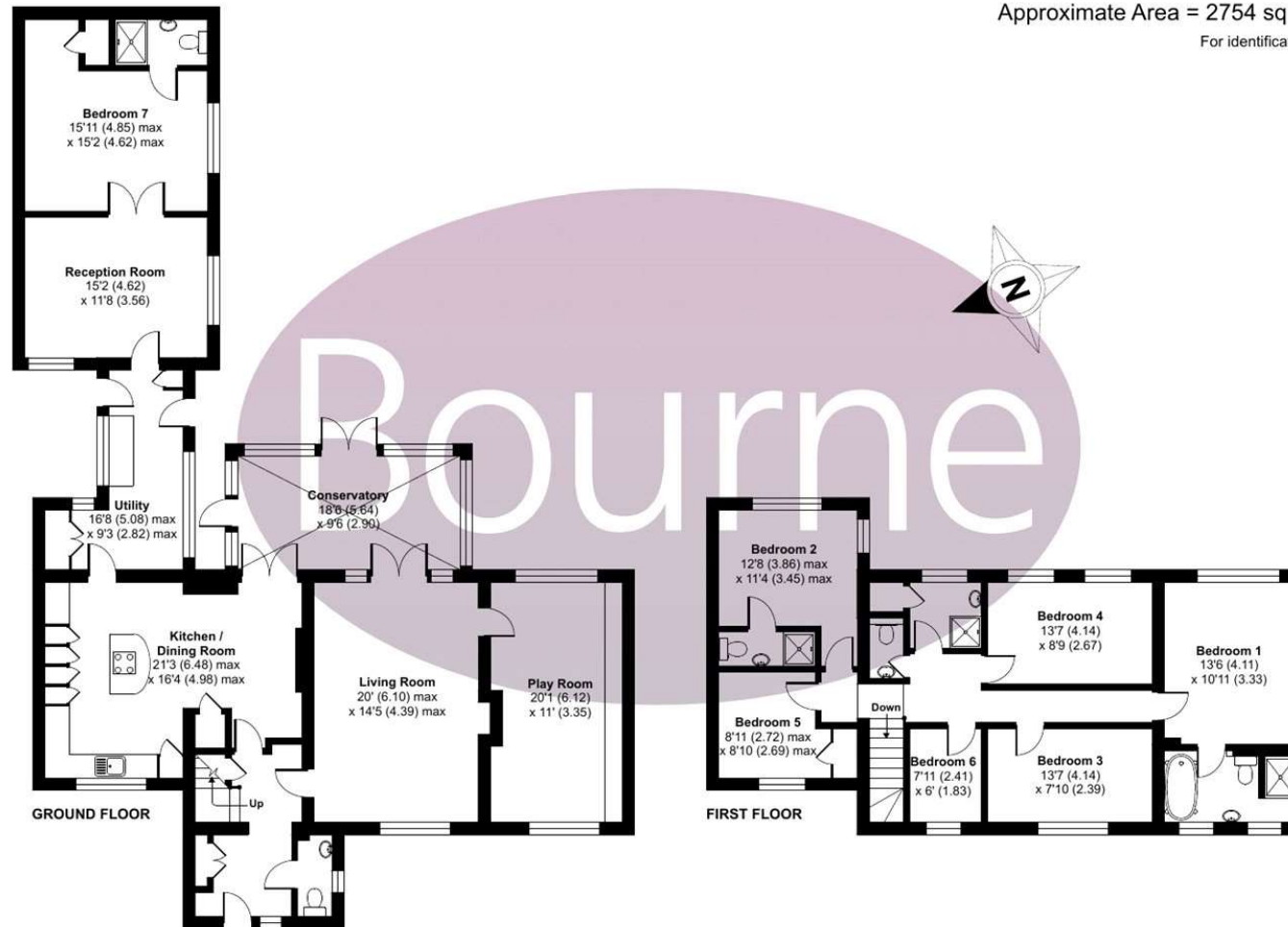


Floorplan

Queenswood Road, Woking, GU21

Approximate Area = 2754 sq ft / 255.8 sq m

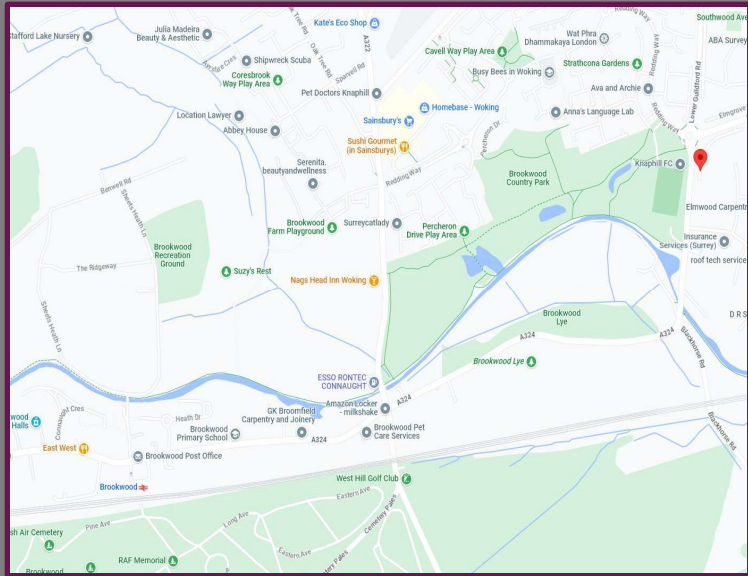
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1007839

Location

St. John's is a small village with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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