

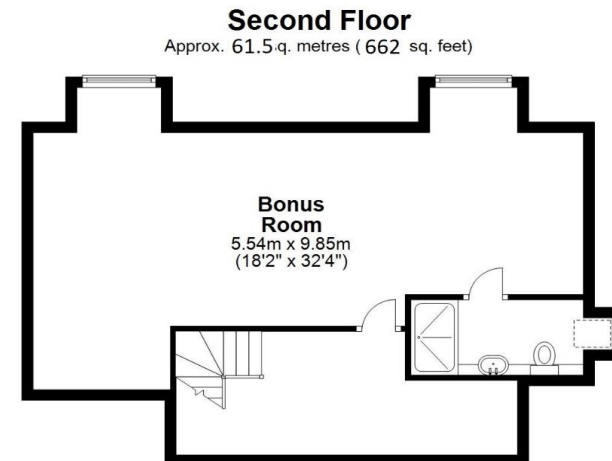
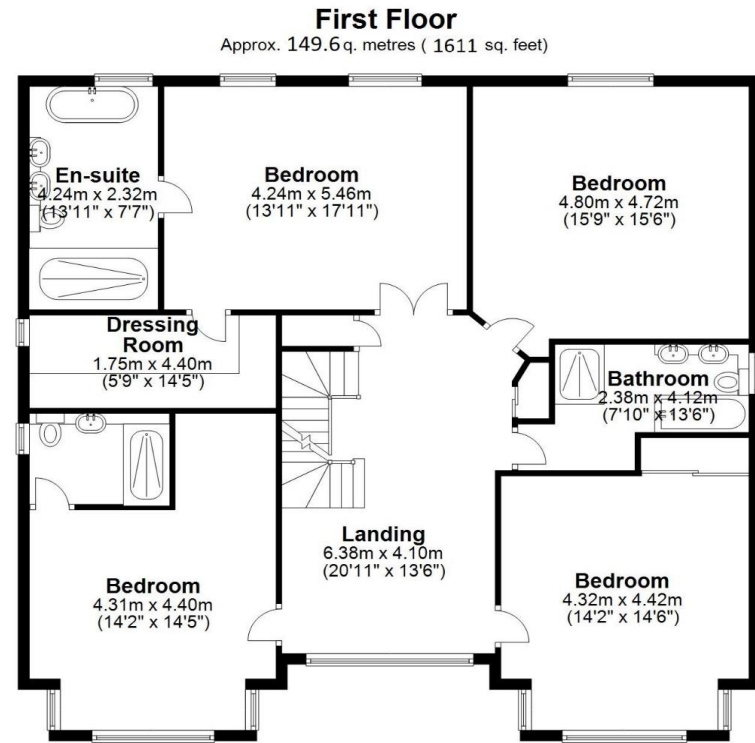
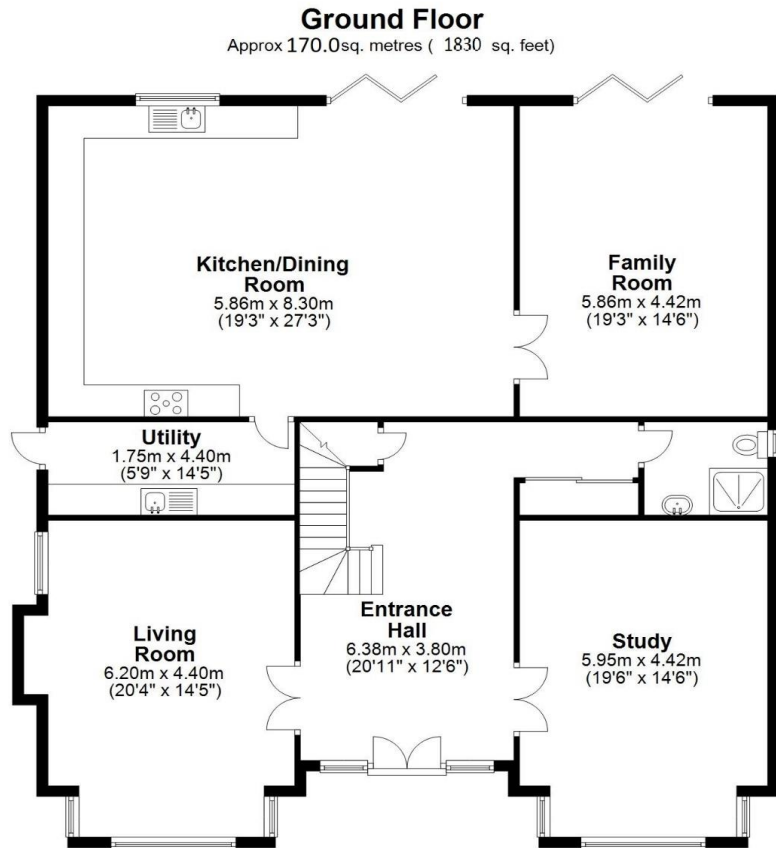


SOUTH WOKING

OIEO £1,000,000

Situated in an exclusive private road on the highly sought after south side of Woking, we present an exceedingly rare opportunity to secure a mature plot of approximately one third of an acre.





Total area: approx. 381.1 sq. metres (4103 sq. feet)

Bracken Close, Woking, Surrey, GU22

- Exceedingly Rare
- Opportunity To Build Your Dream Home
- Planning Permission Granted To Build An Executive Residence
- Approximately 4,100sq ft
- Set Within One of Woking's Finest Private Roads
- Incoming Services, Gas, Electricity and Water Are Pre-Installed
- Surface Water and Foul Water Waste Drainage Are Pre-Installed
- Within Walking Distance of Woking Town Centre & Mainline Station
- Sole Agents

Situated in an exclusive private road on the highly sought after south side of Woking, we present an exceedingly rare opportunity to secure a mature plot of approximately one third of an acre. With the advantage of planning permission already secured for an exquisite executive residence, this is your moment to transform your vision of a dream home into reality. This site features pre-installed gas, electricity, water, and waste drainage systems for surface water and foul water disposal. The site has been cleared and awaits the initiation of construction.

This property is designed to exemplify the utmost standards of luxury and refinement. Spanning three floors, the proposed accommodation offers an exceptional living experience with meticulous attention to detail.

Positioned within one of Woking's most prestigious private roads, in the esteemed area of South Woking, this property not only promises exclusivity, but also boasts unmatched convenience. Within walking distance, you will find Woking Town Centre and its mainline station, ensuring easy access to transportation and a plethora of amenities.

This modern and vibrant town has received significant investment, resulting in a bustling hub filled with diverse bars, cafes, restaurants, and ample shopping options, including the Peacocks centre, which houses the New Victoria theatre and a multi-screen cinema.

In addition, Woking boasts an excellent railway station for commuters, offering fast and frequent services to London Waterloo (24 minutes), as well as a reliable coach service to Heathrow airport. Road links are also excellent, with the A3 and A30 for London and the M25 for Heathrow and Gatwick airports and the national motorway network.

Surrounding the area, you'll find expansive open spaces, woodlands, and a plethora of highly regarded schools in both the private and public sectors, making it an ideal place for outdoor activities and education.

Acting as the sole agents, we invite you to seize this remarkable opportunity.

SCALE 1:100 @A3



NOTE:
THIS DRAWING IS FOR PLANNING PURPOSES OF
THIS DRAWING IS BASED UPON SURVEY INFORM
DRAWN BY OTHERS.
ALL CRITICAL DIMENSIONS TO BE CHECKED ON



SOUTHERN ELEVATION

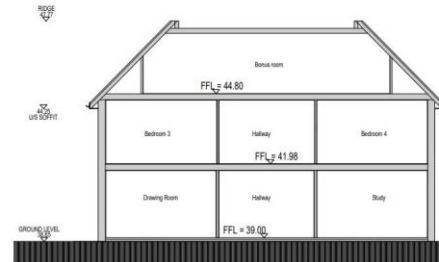


WESTERN ELEVATION

SCALE 1:100 @A3



NOTE:
THIS DRAWING IS FOR PLANNING PURPOSES OF
THIS DRAWING IS BASED UPON SURVEY INFORM
DRAWN BY OTHERS.
ALL CRITICAL DIMENSIONS TO BE CHECKED ON



EASTERN ELEVATION



NORTHERN ELEVATION

