



ST JOHNS

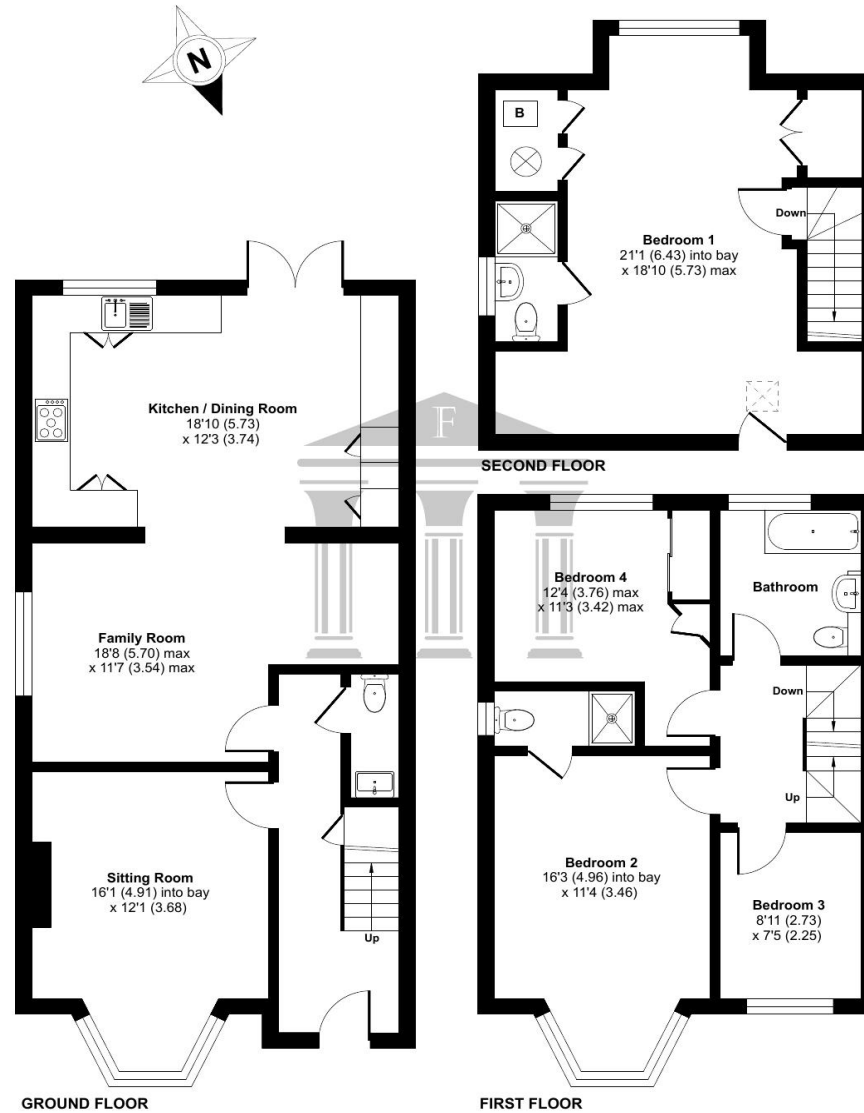
£700,000

Situated in a highly desirable cul-de-sac in the heart of St Johns Village, this impressive four-bedroom semi-detached home offers generous and well-balanced accommodation across three floors.

Copse Road, Woking, GU21

Approximate Area = 1591 sq ft / 147.8 sq m

For identification only - Not to scale



The Conifers, Copse Road, St Johns, Woking, Surrey, GU21

- **Well Appointed Kitchen/Dining Room**
- **Four Double Bedrooms**
- **Two Reception Rooms**
- **Three Bathrooms**
- **Large Rear Garden Backing Onto Woodland**
- **Walking Distance To Village Amenities**
- **Off Road Parking**

Situated in a highly desirable cul-de-sac in the heart of St Johns Village, this impressive four-bedroom semi-detached home offers generous and well-balanced accommodation across three floors. Designed with both family living and entertaining in mind, the property combines spacious interiors with a sought-after location, ideal for those looking to enjoy the charm and convenience of village life.

The ground floor features a bright and airy reception room complete with a bay window, along with a separate family room that opens seamlessly into a thoughtfully designed open-plan kitchen and dining area. The kitchen is well appointed with modern fittings, providing a practical and stylish space for everyday living. A downstairs cloakroom completes the layout on this level. Upstairs, the property boasts four generously sized bedrooms, served by three contemporary and well-equipped bathrooms, offering flexibility and comfort for families of all sizes. Each room benefits from natural light and a sense of space, contributing to the overall warmth and appeal of the home.

Externally, the property provides off-street parking to the front, while to the rear, a substantial private garden backs onto woodland, creating a peaceful retreat with a picturesque outlook. Ideally located, the home is within easy walking distance of both St Johns Village and Lye, as well as the scenic Basingstoke Canal, making it an excellent choice for those seeking both tranquillity and accessibility.

St. John's is a charming village that blends traditional character with convenient modern living. Centred around a quintessential village green and a selection of local shops, the village is further enhanced by the picturesque Basingstoke Canal, which meanders through its heart. Just to the south lies the prestigious area of Hook Heath—renowned for its wide, leafy avenues and grand residences, including many by the famed builder Tarrant—making it one of Woking's most desirable addresses. While enjoying a peaceful setting, St. Johns remains exceptionally well-connected. Woking Town Centre is just a short drive away and has seen significant regeneration in recent years, evolving into a vibrant hub with an impressive mix of restaurants, cafes, shops, and cultural venues including the New Victoria Theatre and a multi-screen cinema at the Peacocks Centre. Woking station offers one of the South East's fastest and most reliable services into London Waterloo, while nearby Brookwood station also provides a direct connection to the capital in approximately 30 minutes, making the village ideally suited for commuters.

Council Tax Band E - EPC Rating A - Tenure: Freehold



