



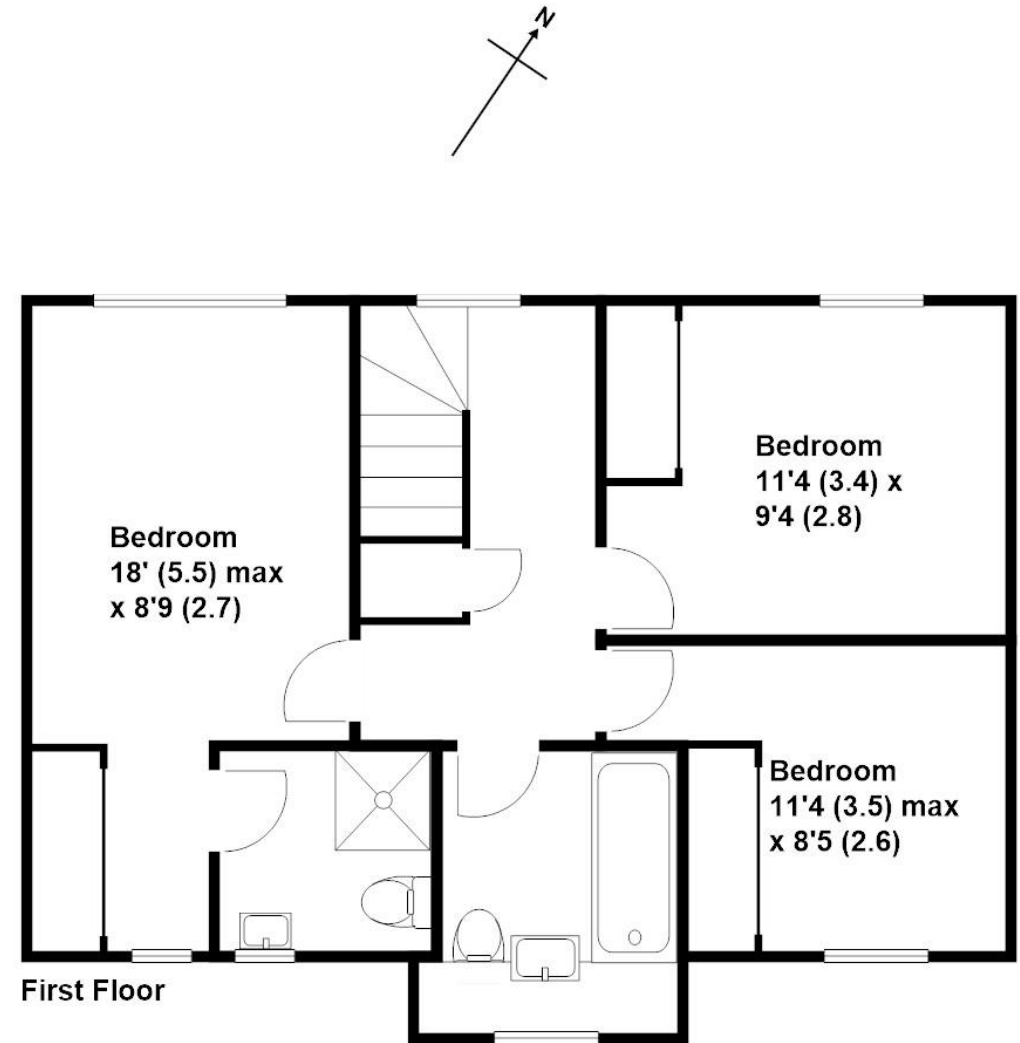
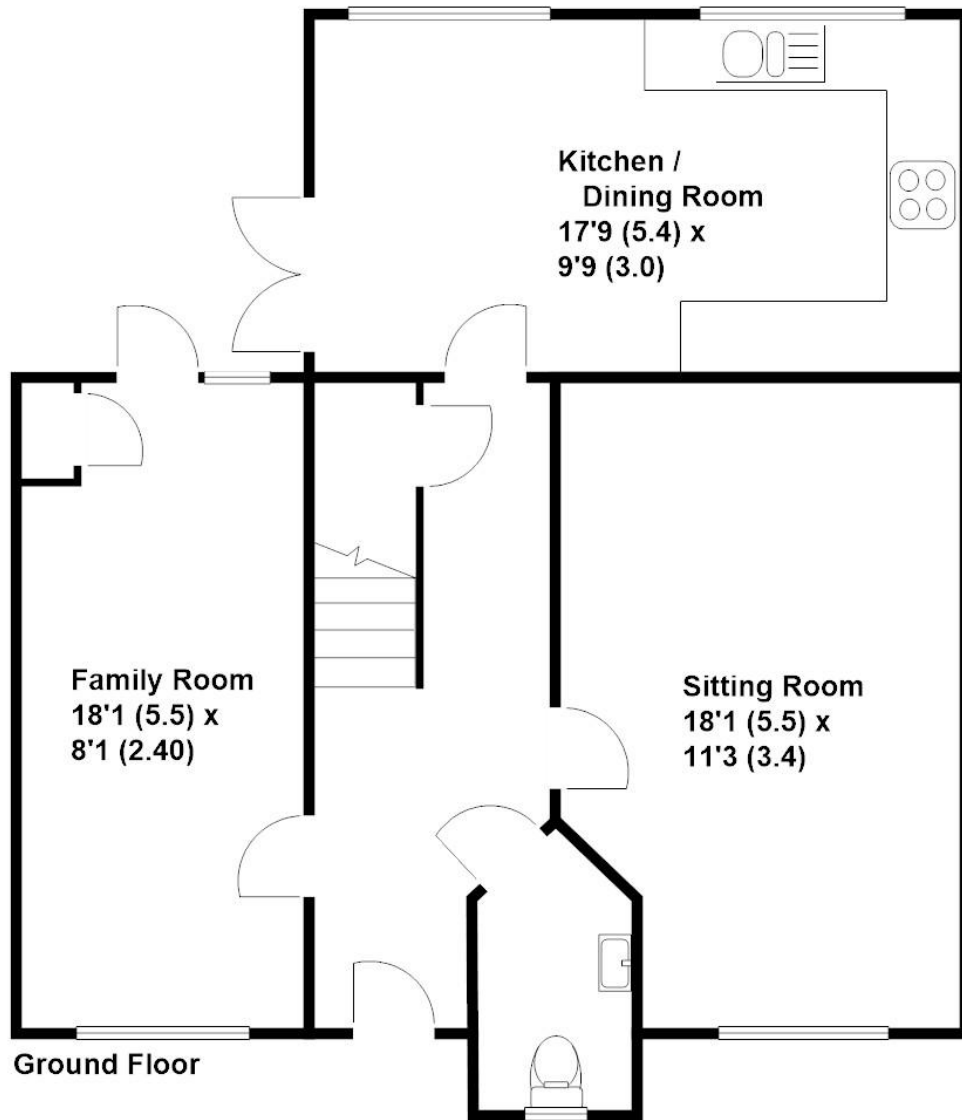
KNAPHILL

£575,000

Nestled within a peaceful mews-style cul-de-sac on a private road, this detached family home offers both tranquillity and convenience. Ideally situated within walking distance of Brookwood Mainline Station, with direct links to London Waterloo.

Orchard Mews, Knaphill

Approximate gross internal floor area 1197 sq/ft - 111 m/sq



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Orchard Mews, Knaphill, Woking, Surrey, GU21

- **Three Bedroom Detached Family Residence**
- **Open Plan Kitchen/Dining Room**
- **Two Separate Reception Rooms**
- **Two Bathrooms**
- **Secluded Rear Garden**
- **Off Road Parking**
- **Walking Distance To Brookwood Mainline Station**
- **Private Road**

Nestled within a peaceful mews-style cul-de-sac on a private road, this detached family home offers both tranquillity and convenience. Ideally situated within walking distance of Brookwood Mainline Station, with direct links to London Waterloo, and close to Knaphill Village's array of amenities and highly regarded schools including Knaphill Lower and Primary, the property combines a prime location with excellent family living.

Presented in excellent condition throughout, the home features a spacious and thoughtfully laid out interior. The ground floor comprises two large reception rooms—ideal for both entertaining and relaxing—as well as a generously sized open plan kitchen/breakfast room. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property continues to impress with a well-maintained, secluded rear garden—mainly laid to lawn and complemented by a patio seating area, perfect for outdoor dining and relaxation. To the front, a private driveway provides off-street parking for two vehicles, enhancing the convenience of this attractive and well-located home.

Knaphill village serves as a beloved hub for the local community, offering a diverse selection of local amenities to meet everyday needs. Within the village, residents enjoy the convenience of two well-stocked grocery stores, a delightful bakery, inviting coffee shops, and professional hairdressers, all contributing to a welcoming and vibrant atmosphere. Outdoor enthusiasts benefit from easy access to scenic green spaces, including Bisley Common, Brookwood Country Park, and the picturesque Basingstoke Canal. For additional shopping convenience, a Sainsbury's superstore and The Range are nearby, while the bustling towns of Woking and Guildford provide an extensive array of retail, dining, and entertainment options. The area is exceptionally well-connected for commuters, with Woking and Brookwood mainline stations offering direct links to London and beyond. Major transport routes, including the M25 and M3, are easily accessible, while Heathrow and Gatwick airports are within convenient reach. A selection of highly regarded private and state schools, as well as colleges, further enhance the appeal of this well-positioned location.

Council Tax Band E - EPC Rating C - Tenure: Freehold - Road Association Fee: £85PA Plus £60PA for Road Lighting



