



ST JOHNS

£850,000

Enjoying an enviable position at the end of a tranquil cul-de-sac on St Johns Hill, this charming detached three/four bedroom residence boasts truly spectacular far-reaching views—its most distinctive and desirable feature.



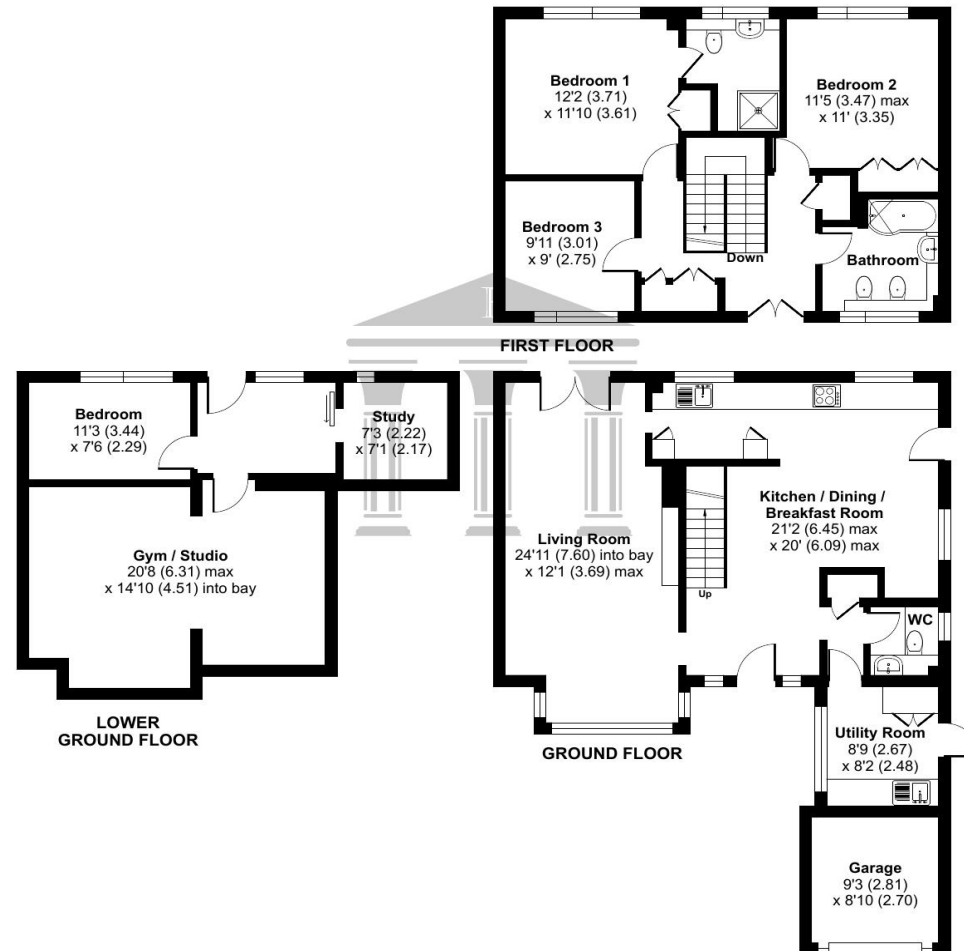
Holly Close, St Johns, Woking, GU21

Approximate Area = 1907 sq ft / 177.1 sq m

Garage = 82 sq ft / 7.6 sq m

Total = 1989 sq ft / 184.7 sq m

For identification only - Not to scale



Holly Close, St Johns, Woking, Surrey, GU21

- **Detached 3/4 Bedroom Residence With Outstanding Far-Reaching Views**
- **Double Aspect Living Room**
- **Versatile Lower Floor Incorporating Study, Playroom/Bed 4 & Gymnasium**
- **Contemporary Kitchen With Open-Plan Dining Room & A Utility Room**
- **En-Suite To Principal Bedroom & A Modern Family Bathroom**
- **Air Conditioning (Heating & Cooling) In The 3 Upstairs Bedrooms**
- **Solar Panels, - Battery & Off-Grid Capacity**
- **Split Level Rear Garden Measuring Approximately 120ft – Total Plot Size 0.171 Acres**
- **Walking Distance to St Johns Village & Woking Mainline Station**
- **Private Driveway For 3 Cars & EV Charging Point**

Enjoying an enviable position at the end of a tranquil cul-de-sac on St Johns Hill, this charming detached three/four bedroom residence boasts truly spectacular far-reaching views—its most distinctive and desirable feature. Flooded with natural light and thoughtfully designed to offer a generous sense of space and flexibility, the home provides a rare combination of peace, privacy, and panoramic outlooks. Perfectly situated within walking distance of the amenities of St Johns Village, the scenic beauty of the Lye, and offering easy access to Woking's town centre and mainline station, this property presents an exceptional lifestyle opportunity for discerning families or professionals seeking both serenity and connectivity.

Internally, the home is light-filled and thoughtfully laid out. Upon entering the property, you are greeted by a generous entrance hall with a distinctive open tread staircase leading to the upper floor. The ground floor comprises of a modern fitted kitchen/dining/breakfast room, separate utility room, a spacious double aspect living room that opens onto a timber-decked terrace overlooking the rear garden—perfect for entertaining or relaxing and a convenient downstairs cloakroom. The lower ground floor adds further flexibility, currently setup as a workspace, gym and guest bedroom but capable of becoming a fully self contained annexe. Upstairs on the first floor, the accommodation comprises three well-proportioned bedrooms all with air conditioning (heating and cooling), the principal bedroom with en-suite shower room, and a contemporary family bathroom. The property is equipped with gas-fired central heating, UPVC double-glazed windows, and rooftop solar panels - battery and off-grid capacity, providing year-round comfort and enhanced energy efficiency. Externally, the home sits on an impressive plot with a front garden and private driveway providing parking for 3 cars, and EV charging point. The rear garden extends to approximately 120ft and is mainly laid to lawn with mature screening on both sides, offering a high degree of privacy and outstanding views—an idyllic setting for family life or outdoor enjoyment.

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 F - EPC Rating B - Tenure: Freehold



