



WOKING

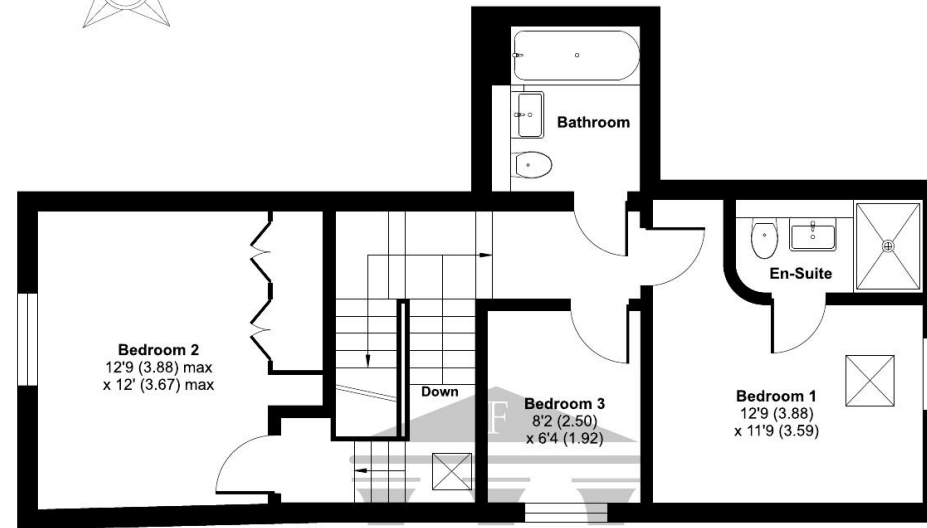
£525,000

Positioned within a highly exclusive gated mews, this exceptional three-bedroom end-of-terrace residence has been crafted to the very highest standard, offering a perfect fusion of contemporary design and timeless elegance.

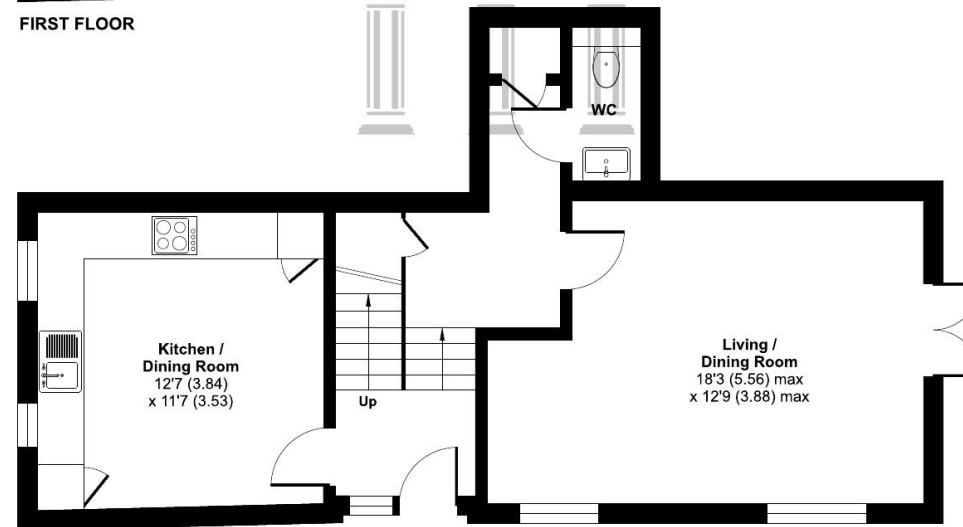
High Street, Old Woking, Woking, GU22

Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

High Street, Old Woking, Woking, Surrey, GU22

- **Three-bedroom end-of-terrace home within an exclusive gated mews development**
- **Light-filled reception room with French doors opening to a south-facing private garden**
- **Luxuriously appointed kitchen/breakfast room**
- **Principal bedroom suite with bespoke fitted wardrobes and en-suite bathroom**
- **Two further bedrooms**
- **Beautifully appointed family bathroom**
- **Private rear garden**
- **Allocated parking**

Positioned within a highly exclusive gated mews, this exceptional three-bedroom end-of-terrace residence has been crafted to the very highest standard, offering a perfect fusion of contemporary design and timeless elegance. The home's striking split-level architecture and meticulous attention to detail ensure a lifestyle defined by both sophistication and comfort.

The ground floor showcases a magnificent reception room, flooded with natural light and opening through French doors onto a beautifully landscaped, south-facing private garden — an idyllic setting for refined entertaining or tranquil relaxation. At the heart of the home lies a stunning kitchen/breakfast room, fitted with premium Bosch and Neff appliances and finished to a luxurious specification, blending sleek design with effortless functionality. A discreet cloakroom completes the ground floor. Ascending to the first floor, the principal suite provides an indulgent private retreat, complete with bespoke fitted wardrobes and a sumptuous en-suite bathroom. Two further bedrooms are equally well appointed and are served by a beautifully designed family bathroom of the highest calibre. Externally, the property benefits from allocated parking and its own private garden, all set within the secure and serene environment of this exclusive development.

Ideally positioned for those commuting into London, this property benefits from excellent transport links, with Woking Station offering a fast and frequent service to London Waterloo in under 30 minutes. For motorists, both the M25 and M3 are reachable within 15 minutes, providing smooth access across the South of England and beyond. Located just 25 miles south of central London, Woking also enjoys proximity to major airports—approximately 30 miles from Gatwick and under 20 miles from Heathrow. The area is well-regarded for its educational provision, with a strong selection of both primary and secondary schools. Residents can also enjoy the natural beauty of the surrounding countryside, with nearby country parks, heathlands, and picturesque walking routes along the Basingstoke Canal and the Wey Navigation. This location offers a harmonious balance of urban connectivity and tranquil outdoor living.

Council Tax Band D - EPC Rating B - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



