



**WOKING**

**OIEO £1,000,000**

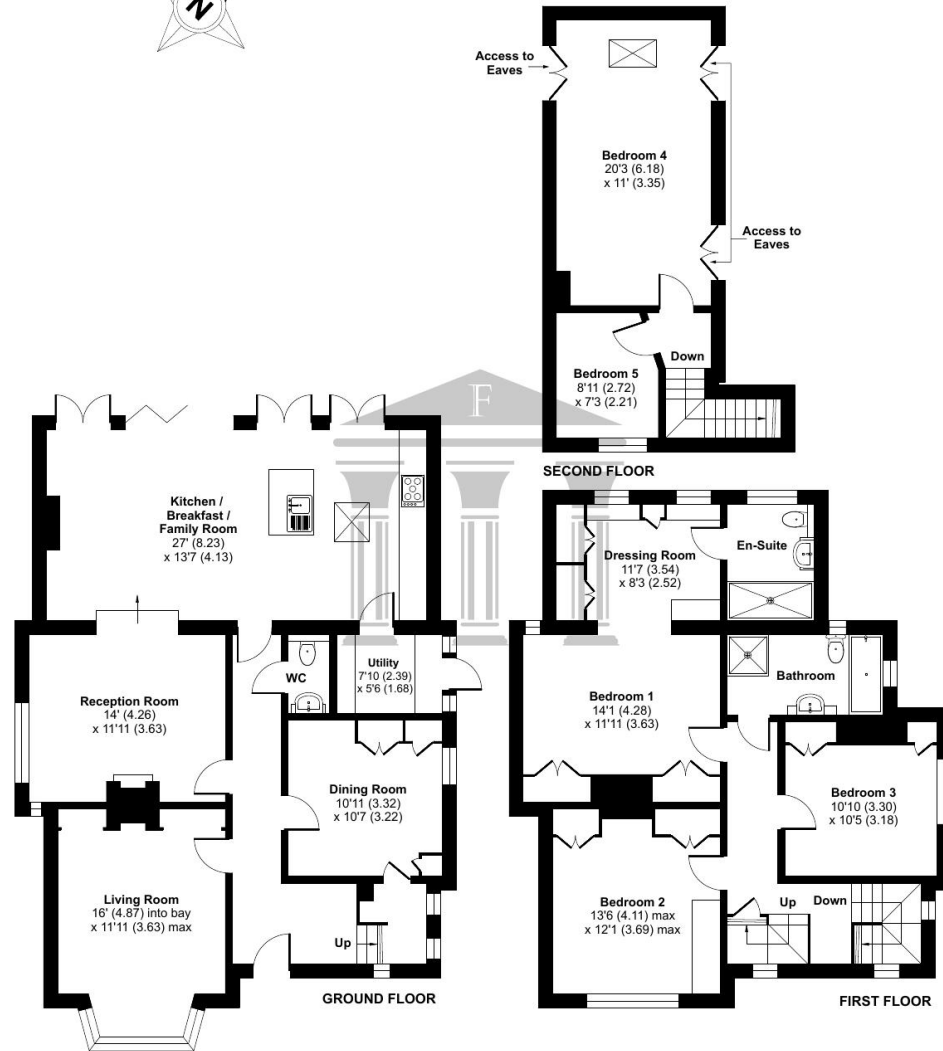
**Conveniently positioned within easy walking distance of Woking Town Centre and its highly regarded mainline station, this superbly extended five-bedroom detached period residence offers an exceptional blend of character and contemporary living.**



# York Road, Woking, GU22

Approximate Area = 2261 sq ft / 210 sq m

For identification only - Not to scale



## York Road, Woking, Surrey, GU22

- **Five-bedroom detached period home**
- **Walk to town centre & station**
- **Open plan kitchen/dining/family room**
- **Three separate reception rooms**
- **Principal suite with en-suite & dressing room**
- **Garden & off-street parking**

Conveniently positioned within easy walking distance of Woking Town Centre and its highly regarded mainline station, this superbly extended five-bedroom detached period residence offers an exceptional blend of character and contemporary living. Beautifully presented throughout, the property has been thoughtfully enhanced to create a spacious and versatile family home, perfectly suited to modern lifestyles.

The ground floor is centred around a stunning extension that forms the true heart of the home—an impressive open plan kitchen, dining and family space. Bathed in natural light, this expansive area features three sets of double glazed French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. Complementing this space is a charming sitting room with bay window and feature fireplace, a separate reception room offering further flexibility, and a well-proportioned study ideal for home working. A utility room and downstairs cloakroom complete the ground floor accommodation. Upstairs, the property continues to impress with a generous principal bedroom suite, incorporating a dressing room and a beautifully appointed en-suite bathroom. Four further well-sized bedrooms provide excellent accommodation for family and guests, all served by a stylish and well-appointed family bathroom.

Externally, the property enjoys a good-sized rear garden, perfect for entertaining or family use, along with off-street parking to the front. This is a rare opportunity to acquire a substantial period home in a prime and convenient location, offering both space and elegance in equal measure.

Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.

Council Tax Band G - EPC Rating D - 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.



