



Homes of Distinction



WOKING

Kingsway Avenue, Woking, Surrey, GU21

A Bespoke Masterpiece of Contemporary Luxury in a Private Setting.

This exceptional detached residence has been meticulously crafted to an outstanding specification, where refined design meets modern family living. From the elegant Neptune kitchen to the luxurious Villeroy & Boch en suites, every detail has been thoughtfully considered to create a home of true distinction. The interiors exude a sense of understated sophistication, enhanced by underfloor heating and state-of-the-art Arlo HD technology, while the beautifully balanced three-storey layout provides both versatility and comfort. At its heart lies a magnificent open plan kitchen, dining and family space, perfectly tailored for contemporary lifestyles.

From the moment you step into the welcoming central hallway, the quality and attention to detail are immediately apparent. Rich herringbone flooring flows seamlessly through to the stunning triple-aspect living space, where natural light pours in and bi-fold doors open onto the south-west facing garden. Designed for both relaxation and entertaining, this impressive room features a striking fireplace, elegant cornicing and high skirting, all complementing the soft, neutral palette. The hand-built kitchen is a true centrepiece, with marble worktops, a generous central island with seating, and integrated appliances including a range cooker and American-style fridge freezer. A separate utility room keeps practicalities discreetly out of sight, while a refined sitting room, study and cloakroom complete the ground floor.

Upstairs, the sense of luxury continues with a beautifully appointed principal suite, enhanced by French doors opening to a Juliet balcony, a vaulted ceiling and a bespoke dressing area. The accompanying en suite bathroom, along with all bathrooms throughout the home, are finished to an exceptional standard with Villeroy & Boch sanitaryware, delivering a cohesive sense of quality and elegance throughout. The principal en suite offers a true spa-like experience, finished in marble with a freestanding bath, rainfall shower and contemporary fittings. Three further double bedrooms occupy the first floor, two benefiting from a stylish shared en suite, while a superb family bathroom serves the remaining room. The top floor provides an additional private bedroom suite, ideal for guests or older children, complete with extensive eaves storage.

Externally, the property is equally impressive. The landscaped south-west facing garden offers a tranquil retreat, with a wide paved terrace perfect for al fresco dining, and an artificial lawn bordered by well-stocked flowerbeds and mature trees. To the front, a brick-paved driveway provides ample parking alongside an integral garage, complemented by an EV charging point discreetly positioned to the side of the house. Attractive planting and contemporary fencing complete the frontage, enhancing the home's curb appeal. Quietly positioned on a prime private road yet within easy reach of central amenities, this remarkable home combines elegance, practicality and an exceptional standard of living.



Council Tax Band G - EPC Rating C - Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

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.





ACCOMMODATION & SPECIFICATION

- ❖ Exquisitely designed detached home finished to an exceptional specification throughout
- ❖ Stunning open plan kitchen/dining/family space with bi-fold doors to the garden
- ❖ Handcrafted Neptune kitchen with marble worktops and central island
- ❖ South-west facing landscaped garden with patio and established planting
- ❖ Luxurious principal suite with dressing area and Villeroy & Boch en suite
- ❖ Four further double bedrooms arranged over two upper floors, including a top floor suite
- ❖ Separate sitting room, study and utility room
- ❖ Private road location with driveway parking and integral garage with EV charging point



Denotes restricted head height

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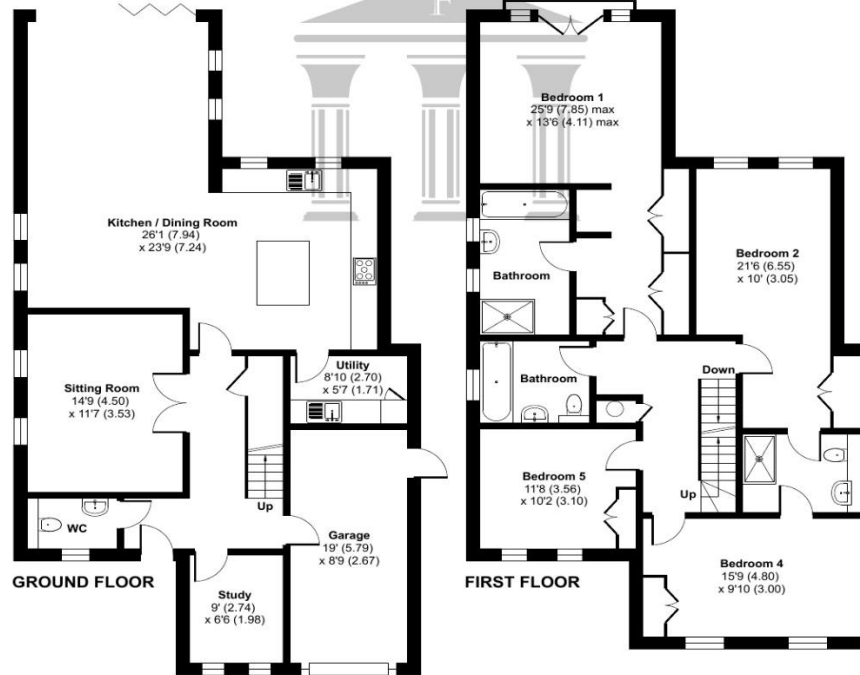
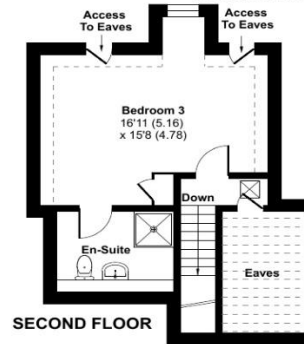
Approximate Area = 2409 sq ft / 223.8 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 2681 sq ft / 248.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2026. Produced for Foundations Independent Estate Agents. REF: 1438090

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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