



BROOKWOOD

£885,000

Rarely available to the market, this impressive four-bedroom detached family residence occupies an enviable position within a highly sought-after cul-de-sac, offering the perfect balance of peaceful residential living and excellent connectivity.



Lockwood, Brookwood, Woking, GU24

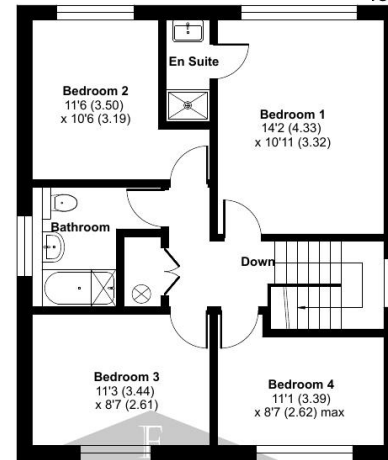
Approximate Area = 1674 sq ft / 155.5 sq m

Garage = 168 sq ft / 15.6 sq m

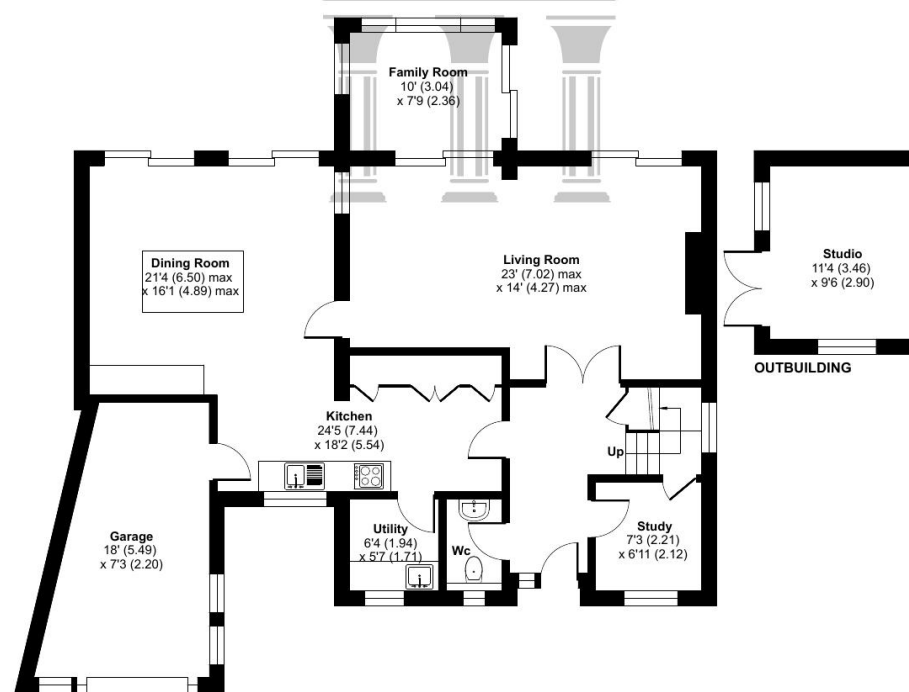
Outbuilding = 108 sq ft / 10 sq m

Total = 1950 sq ft / 181.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Lockswood, Brookwood, Woking, Surrey, GU24

- **Four-bedroom detached family residence**
- **Sought-after cul-de-sac within walking distance of Brookwood station**
- **Open plan kitchen/breakfast room and spacious living room**
- **Two further reception rooms**
- **Principal bedroom with en-suite shower room**
- **Garage and driveway parking**

Rarely available to the market, this impressive four-bedroom detached family residence occupies an enviable position within a highly sought-after cul-de-sac, offering the perfect balance of peaceful residential living and excellent connectivity. Ideally located within walking distance of Brookwood mainline station, this beautifully presented home is perfectly suited for modern family life, combining generous proportions, contemporary style and versatile living spaces.

Superbly redeveloped and extended, the property has been thoughtfully designed to create a stylish and functional environment for both everyday living and entertaining. The fabulous open plan kitchen/breakfast room provides a true heart of the home, offering a sociable space for family gatherings and relaxed dining, while the spacious living room and two further separate reception rooms provide exceptional flexibility for entertaining, working from home or creating dedicated family spaces.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, including a principal bedroom complete with a modern en-suite shower room. Each room has been designed to provide comfort and practicality, making this an ideal home for a growing family seeking space without compromising on location or convenience.

Externally, the property features a low-maintenance rear garden with a useful outbuilding, providing a private outdoor retreat and additional versatility. To the front, a driveway offers convenient off-street parking and leads to an attached garage. Combining generous accommodation, thoughtful improvements and a prime location, this exceptional residence offers a wonderful opportunity to enjoy a refined and effortless family lifestyle.

Brookwood enjoys easy access to the station which is right in the heart of the village and provides a regular direct service to Waterloo. There is a regular bus service to Guildford, Woking and Frimley. Nearby Knaphill has a good range of day to day shops whilst Guildford, approximately 7 miles and Woking, approximately 3.5 miles provide more extensive shopping facilities as well as theatres, bars and restaurants. Closer to home there is excellent pub dining at the Nags Head in Knaphill and the White Hart in nearby Pirbright Village. The general surrounds of the village are delightful with the Basingstoke Canal providing miles of tree lined towpath for jogging and dog walking. The village also has a primary school whilst nearby St Johns provides secondary education from Winston Churchill School. Located about 5 km west of Woking. It lies on the western border of the Woking Borough (with a small part of the village in Guildford Borough). The village borders the Basingstoke Canal which has a flight of locks here. For commuters, Brookwood main line offers trains from Brookwood to London Waterloo in about 30 minutes. The M3/M25 motorway network is 5 miles away, meaning communications from the property are excellent. There is a regular bus service to Guildford, Woking and Frimley.

Council Tax Band F - EPC Rating C - 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.



