

St. Johns Lye, St. John's, Woking, Surrey, GU21 7SG

£575,000

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Nestled in a tranquil and secluded setting near St Johns village, this charming semi-detached cottage offers a unique opportunity for both residential and business use, with planning permission currently allowing operation as a mechanics.

The property boasts versatile accommodation, with the ground floor featuring a spacious kitchen, two reception rooms, and a convenient bathroom located off the entrance hall.

Upstairs, there are three generously sized bedrooms, including a primary bedroom with an en-suite, complemented by a family bathroom.

Outside, a detached outbuilding currently serves as a stylish bar but could easily be transformed into a home office or creative workspace. The property enjoys ample parking, a wraparound garden, and picturesque views over St Johns Lye, making it a haven for dog walkers and outdoor enthusiasts.

Perfectly positioned, this home offers easy access to scenic walks, a local park, and the amenities of St Johns village, all within walking distance. Woking town centre and station are also conveniently located approximately a mile away.

Council Tax Band C - £2,108.09pa

- Secluded setting near St Johns village.
- Three bedrooms, en-suite to main.
- Two reception rooms and spacious kitchen.
- Business use approved, currently a mechanics.
- Outbuilding: Bar or home office potential.
- Wraparound garden with ample parking.
- Close to amenities and Woking station.

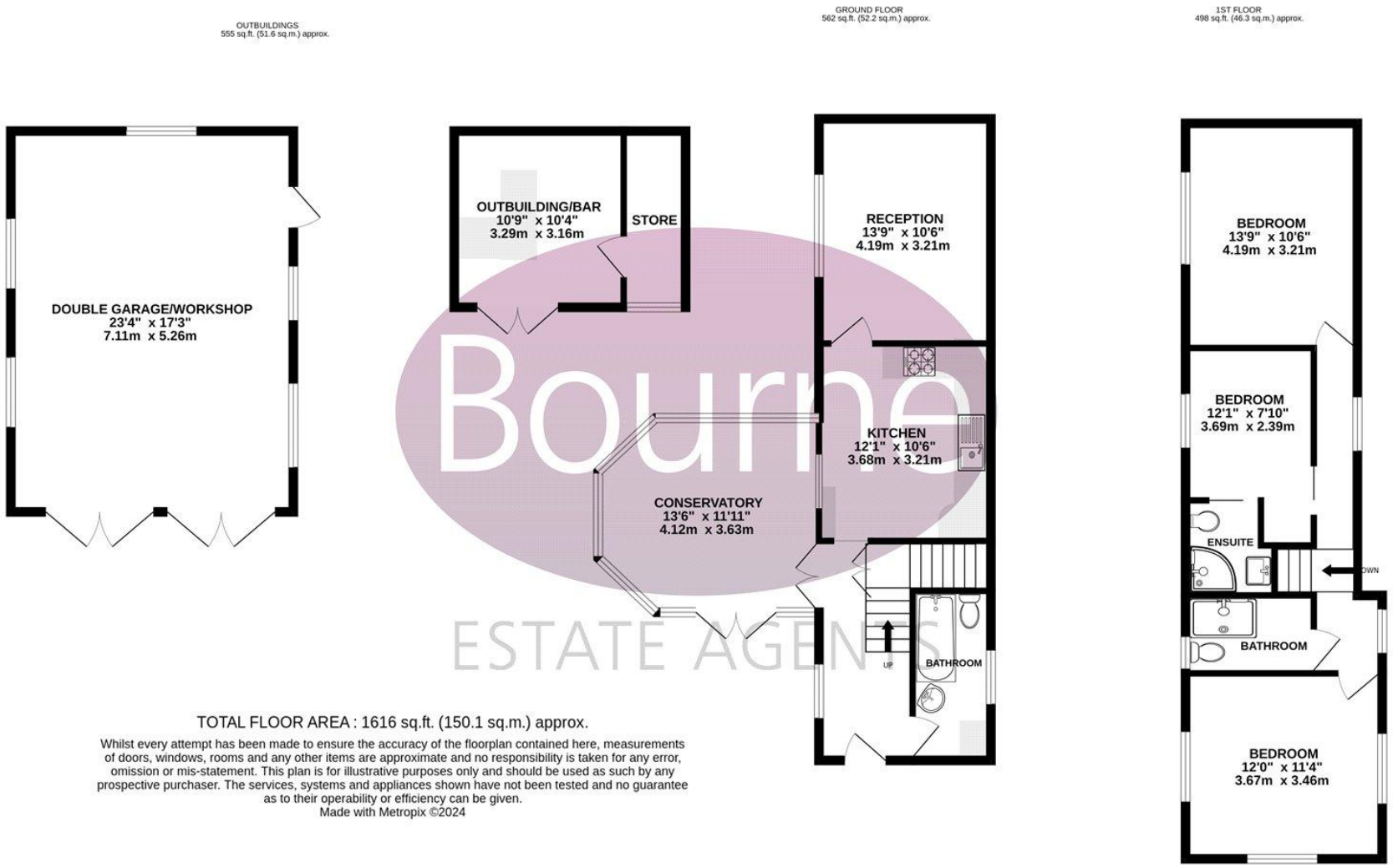








Floorplan



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TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

St. John's is a small village, with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St. John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.

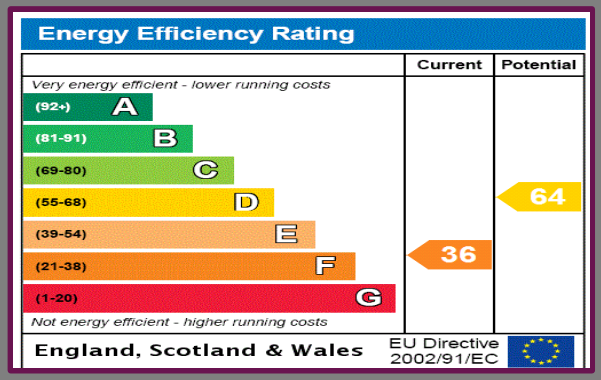


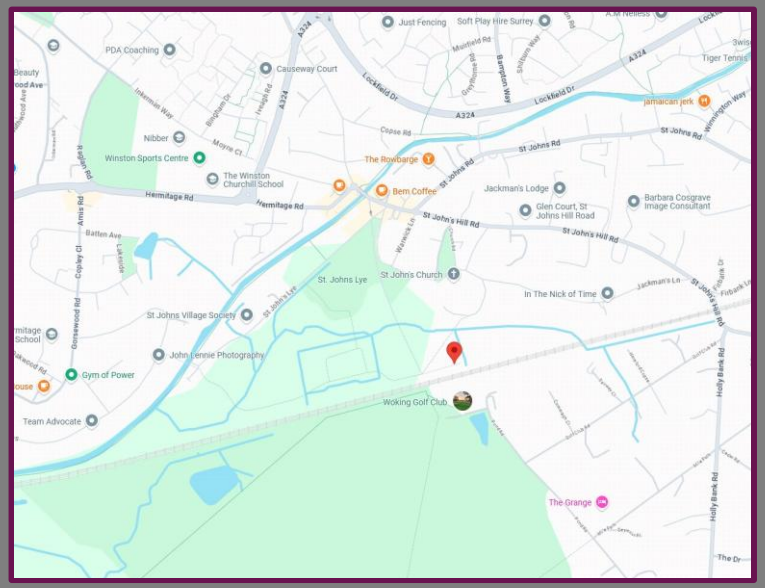












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If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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