



Bourne

ESTATE AGENTS

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Ayrshire Crescent, Knaphill, Woking, Surrey, GU21 2FQ

£585,000

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Ayrshire Crescent, Brookwood Farm, Woking

Situated within the highly regarded Cala Homes development at Brookwood Farm, this beautifully presented family home on Ayrshire Crescent offers stylish, contemporary living arranged over three well-planned floors.

Immaculately maintained and thoughtfully updated in recent years, the property combines modern finishes with a welcoming, move-in-ready feel. Light-filled interiors, generous room proportions, and a neutral, elegant décor throughout create a home that is both practical and refined.

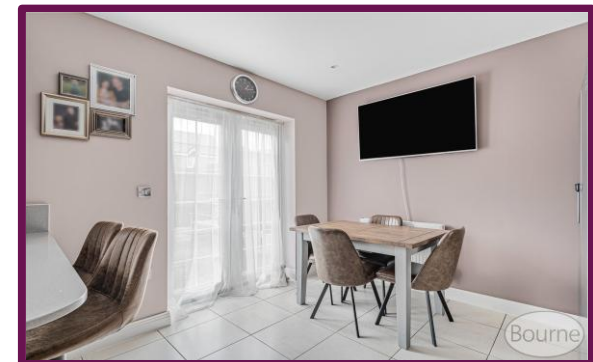
The ground floor features a superb open-plan kitchen and dining room, designed as the natural heart of the home and ideal for both everyday family life and entertaining. A separate sitting room provides a relaxing space in which to unwind. The layout has been carefully considered to offer excellent flow between living spaces while maintaining a sense of separation where required.

On the upper floors, the accommodation continues to impress with four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside an additional bathroom serving the remaining bedrooms.

Externally, the property enjoys a sunny, enclosed rear garden, predominantly laid to lawn and offering a safe and private space for both children and outdoor entertaining. The garden is a real highlight—low maintenance, well positioned for natural light, and ideal for summer enjoyment. To the front, there is off-road parking.

Brookwood Farm is a sought-after Cala Homes development known for its attractive streetscapes, green spaces, and excellent connectivity. The property is ideally placed for access to Woking town centre, Brookwood station, and surrounding countryside walks, making it a superb choice for commuters and families alike.

- Immaculate Cala Homes family home
- Stylish accommodation across three floors
- Open-plan kitchen dining space
- Four generous double bedrooms
- Principal suite with en-suite
- Prestigious Brookwood Farm location
- Ideal for commuters and families
- Private sunny garden
- Off road parking



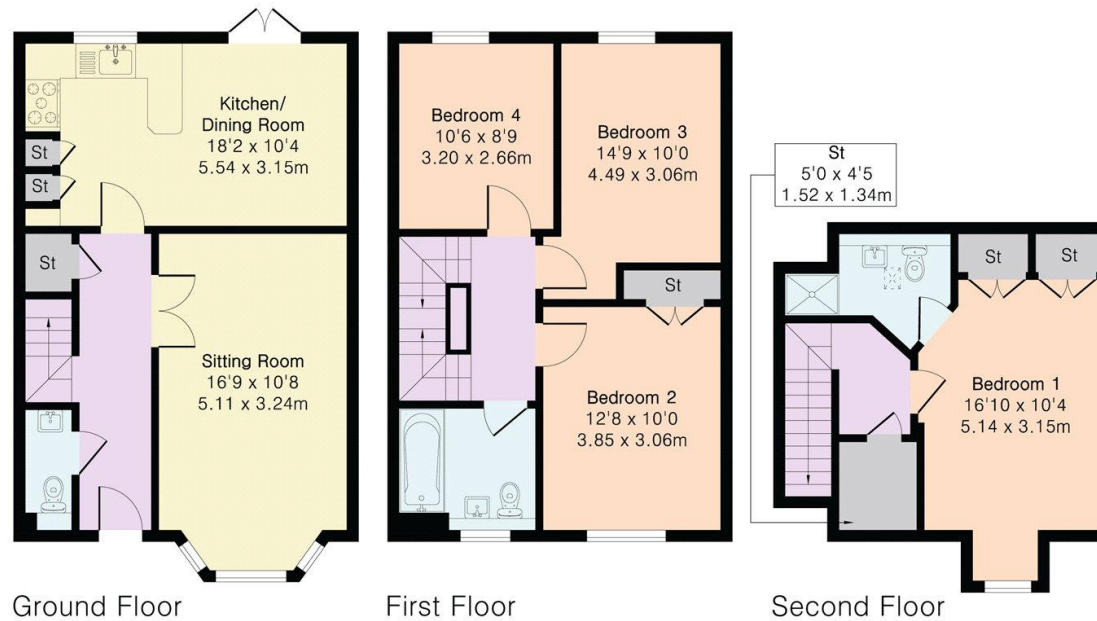
Floorplan

Approximate Gross Internal Area 1318 sq ft - 122 sq m

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 500 sq ft – 46 sq m

Second Floor Area 302 sq ft – 28 sq m

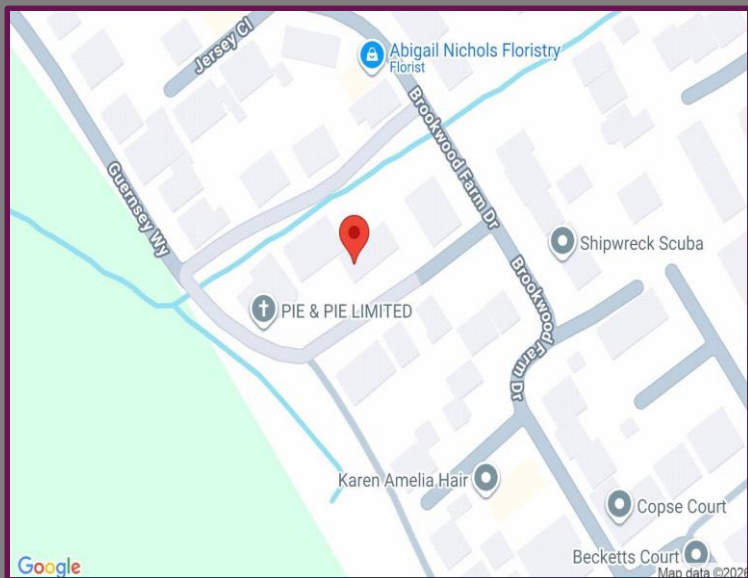


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Location

Knaphill has many good schools to choose from, a number of convenience shops on the high street and several supermarkets. There are good road and bus links to Guildford and Woking whilst the M3 motorway is less than a 10 minute drive. The nearest Mainline stations are Woking or Brookwood, each providing a direct link to London Waterloo (26 or 35 minutes approximately)



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