

St. Johns Rise, Woking, Surrey, Surrey, GU21 7PN

£750,000

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Set on a generous plot approaching a quarter of an acre, this substantial four-bedroom detached family home occupies a desirable position on St Johns Rise, within the popular St Johns area of Woking.

Arranged over four floors, the property offers a versatile and well-proportioned layout, providing an excellent balance of living, entertaining and bedroom accommodation. The main reception areas include a spacious living room and separate dining room, while the kitchen leads through to a useful conservatory/utility area.

A further versatile room offers excellent flexibility and could be used as a home office, guest bedroom, playroom or additional reception space, with an adjoining shower room. The upper floors provide three further bedrooms, including a generous principal bedroom, together with family bathroom facilities.

Outside, the property enjoys a particularly generous plot of just under a quarter of an acre, providing ample garden space, off-road parking and a detached garage.

Located in St Johns, the property is well positioned for access to Woking town centre, local amenities and a selection of popular schools, while Woking's extensive shopping, leisure and transport facilities are also within easy reach.

- Substantial Detached Family Home
- Magnificent Far Reaching Views
- Four Bedrooms
- Versatile Accommodation
- Bathroom & Separate Shower Room
- Generous Secluded Plot
- Garage and Off Street Parking
- Popular St Johns Location







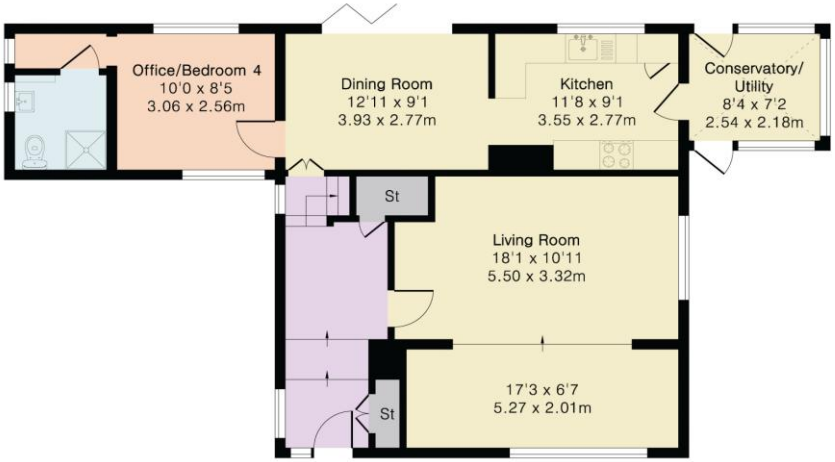


Floorplan

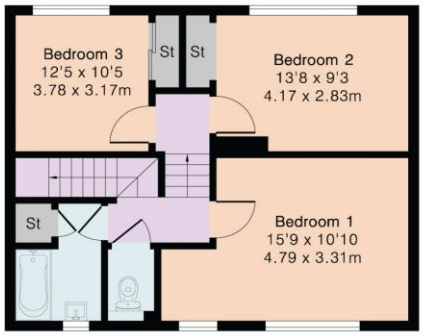
Approximate Gross Internal Area 1420 sq ft - 132 sq m

Ground Floor Area 911 sq ft – 85 sq m

First Floor Area 509 sq ft – 47 sq m



Ground Floor



First Floor

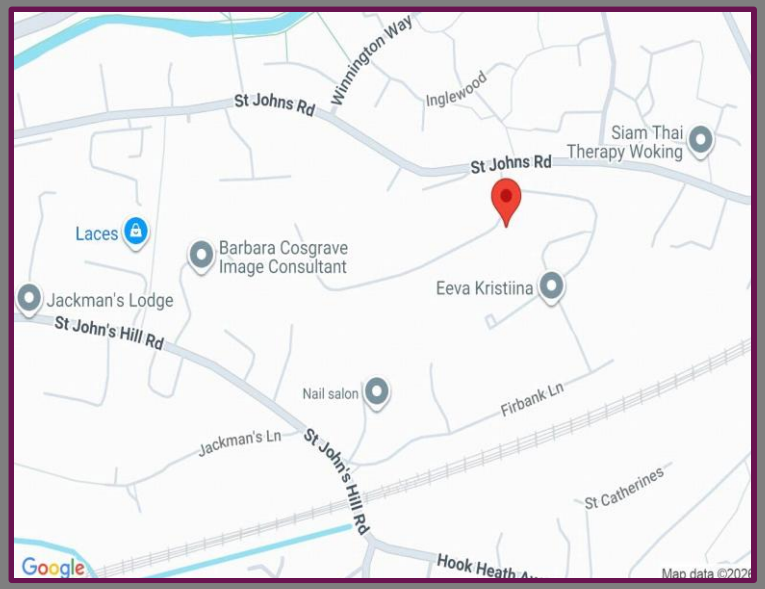
PINKPLAN

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.

Bourne

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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WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | **Email:** woking@bourneestateagents.com

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