



SOUTH WOKING

£775,000

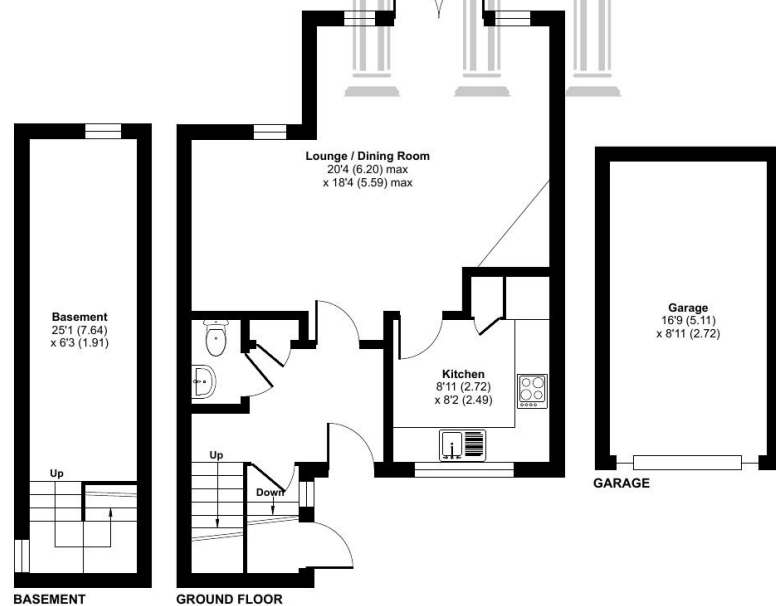
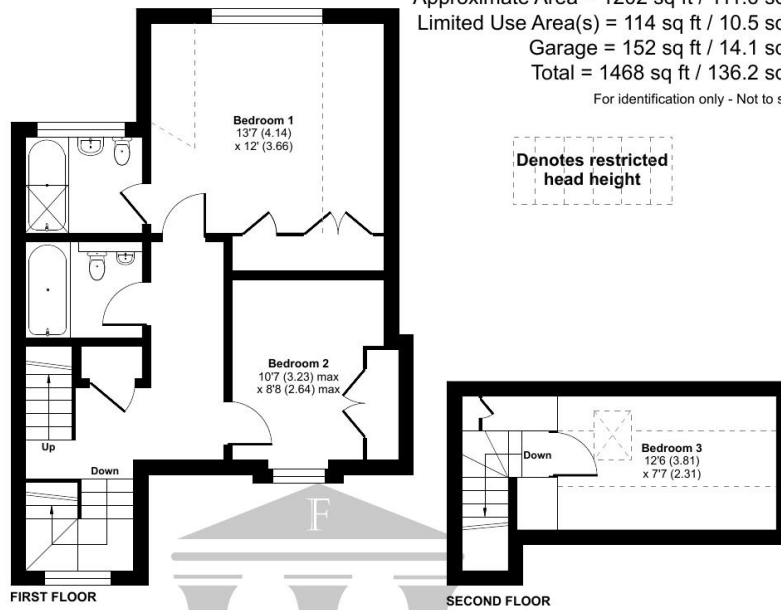
Nestled within a secluded position within the highly sought after South Woking location, this exclusive gated development offers a retreat-like ambience while maintaining convenient proximity to the Mainline Station.

Ashwood Place, Ashwood Road, Woking, GU22



Approximate Area = 1202 sq ft / 111.6 sq m
 Limited Use Area(s) = 114 sq ft / 10.5 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1468 sq ft / 136.2 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1092206

Ashwood Place, Ashwood Road, Woking, Surrey, GU22

- Sought After Gated Development
- Three/Four Bedrooms
- Two Bathrooms
- Approx 4 Acres Of Communal Grounds
- Private South Facing Garden
- Character Features In Abundance
- Allocated Parking & Garage
- Within Walking Distance Of Mainline Station

Nestled within a secluded position within the highly sought after South Woking location, this exclusive gated development offers a retreat-like ambience while maintaining convenient proximity to the Mainline Station, rendering commuting effortless. Set against a backdrop of approximately four acres of meticulously manicured communal gardens and private woodlands, the property exudes a sense of tranquillity and refinement.

Originally constructed in 1929 by MH Baille-Scott, a notable disciple of the acclaimed William Morris movement, Ashwood Place stands as a testament to timeless architectural elegance. This exceptional residence, once the grade II listed Ashwood House, has been meticulously converted into a freehold dwelling, epitomising sophistication and charm. Upon entering, a luminous and inviting entrance hall sets the tone, leading seamlessly to the ground floor's superb south-facing living area, ideal for both relaxation and formal entertaining. Character abounds throughout, from the inviting open fireplace to the original double doors framing views of the private garden. The well-appointed kitchen, positioned at the front of the property, boasts integrated appliances and overlooks a meticulously maintained front garden complete with an additional seating area, offering a serene backdrop for morning coffee. An additional reception room on the lower ground level offers versatility as a study or extra bedroom, while the flowing staircase, adorned with original wooden panelling, ascends to the first floor, where two spacious double bedrooms, including the principal bedroom with en-suite bathroom, command stunning views of the lush communal grounds. For added versatility, a third bedroom awaits on the second floor. The property further benefits from a private parking space and garage, completing this exceptional offering of refined living in an idyllic setting.

Set on the ever favoured south side of Woking, located within walking distance of the town centre and its mainline station. Woking is a modern and contemporary town with a plethora of shopping, dining, and leisure options, including attractions such as The New Victoria Theatre & Cinema and the Lightbox Gallery. Golf enthusiasts can choose from a selection of clubs, such as the historic Woking Golf Club (established in 1893), Westhill, Hoebriidge, Worplesdon, Chobham, and Foxhills, which also features a spa and hotel. Nature enthusiasts can explore the nearby Basingstoke Canal, River Wey, and the National Nature Reserve of Chobham Common, offering opportunities for walking, cycling, and fishing (permit required). The area is well-supported by both state and private schools.

Lease length 974 – Service Charge £4890pa – EPC Rating D – Council Tax Band F



