



Homes of Distinction



WEST END

Lucas Green Road, West End, Woking, Surrey, GU24

Exquisite 15th Century Barn Conversion with Detached Annexe and Expansive Grounds.

Nestled within approximately half an acre of mature, secluded grounds, this extraordinary 15th-century barn conversion is a rare gem brimming with charm and character.

The main barn boasts an exceptional open-plan reception area, featuring soaring double-height vaulted ceilings adorned with exposed oak beams, creating a sense of grandeur and warmth. The well-appointed kitchen/breakfast room is ideal for both everyday meals and entertaining, complemented by a study area for those who work from home. The double aspect principal bedroom, conveniently located on the ground floor, comes with fitted wardrobes and a luxurious en-suite bathroom. A separate ground floor shower room adds further convenience. Upstairs, a striking galleried landing overlooks the reception space below and offers potential for two additional bedrooms, providing flexible living options.

The detached self-contained annexe presents a range of potential uses, having recently undergone a high-quality refurbishment. This flexible space is perfect for accommodating guests or extended family, offering a large vaulted living room with charming exposed beams, two double bedrooms with built-in wardrobes, an en-suite shower room in the principal bedroom, and a separate modern bathroom suite.

The grounds are beautifully divided, with a charming courtyard at the front and formal lawned gardens to the rear and side, offering plenty of outdoor space for relaxation and recreation. A gated driveway leads to ample off-street parking, a detached double garage, and an attached workshop, enhancing the appeal of this unique property. This historic barn conversion offers a tranquil yet stylish countryside retreat, while still providing all the modern conveniences. With planning permission granted to attach the main barn to the annexe, the property provides a unique opportunity for expansion and further customisation.

Council Tax Band F (Surrey Heath Borough Council)

EPC Rating D

Tenure: Freehold

Grade II Listed



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

West End village boasts a prime location with easy access to Junction 3 of the M3, facilitating travel to both Heathrow and Gatwick international airports. The village is home to two excellent schools, the highly regarded Gordons School and Holy Trinity Primary School, ensuring top-notch educational opportunities. The Gosden Parade offers a variety of shops, including a newsagent, butcher, hairdresser, and coffee shop. Dining options are superb, featuring the Inn at West End within the village and several similar pub/restaurants in nearby Chobham village. For commuters, Brookwood station, approximately 2.3 miles away, provides a regular direct service to Waterloo.





ACCOMMODATION & SPECIFICATION

- ❖ Converted Detached 15th Century Barn
- ❖ Detached Two Bedroom Self Contained Annexe
- ❖ Nestled Within Grounds Of Approximately
Half An Acre
- ❖ Well Appointed Kitchen/Breakfast Room
- ❖ Outstanding Open Plan Reception Room With
Double Height Ceiling And Exposed Oak Beams
- ❖ Double Aspect Principal Bedroom With
En-Suite Bathroom
- ❖ Stunning Galleried Landing
- ❖ Separate Study With French Doors Onto Garden
- ❖ Double Garage & Attached Workshop
- ❖ Planning Permission Granted Offering Potential For
Expansion



Lucas Green Road, West End, Woking, GU24

Approximate Area = 1863 sq ft / 173.1 sq m

Annex = 976 sq ft / 90.6 sq m

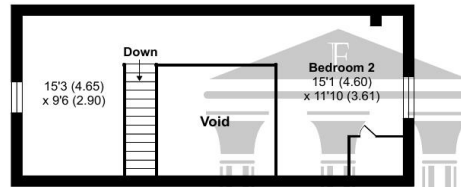
Garage = 517 sq ft / 48 sq m

Total = 3356 sq ft / 311.7 sq m

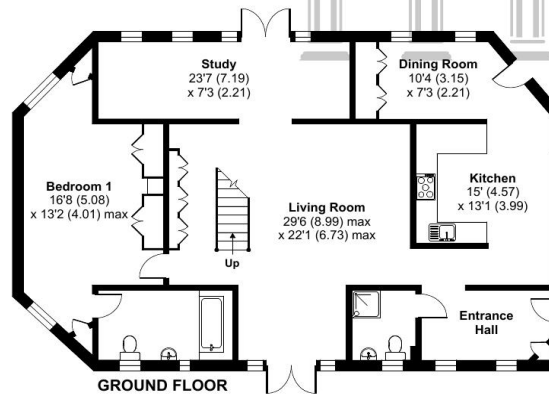
For identification only - Not to scale



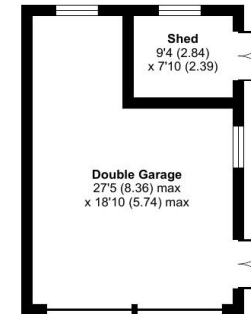
ANNEX



FIRST FLOOR



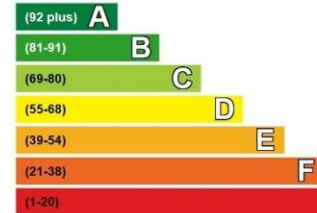
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Foundations Independent Estate Agents. REF: 1188715

Energy Efficiency Rating

Very energy efficient - lower running costs



	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs



Homes of Distinction

69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

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.