



*Homes of Distinction*



## ST JOHNS

Jackmans Lane, St Johns, Woking, Surrey, GU21

### *An Outstanding Family Residence with Impressive Living Accommodation*

This exceptional family residence offers nearly 4,400sq ft of beautifully proportioned accommodation, perfectly combining space, style, and comfort. With larger-than-average rooms across two floors, it is designed to cater to modern family life while providing an elegant and welcoming environment.

The heart of the home is a striking reception hall leading to a double-aspect living room with a cosy wood-burning stove, ideal for relaxing evenings. A separate formal dining room, a family room for everyday living, and a dedicated study provide flexible spaces for entertaining, working from home, or family gatherings. A practical utility room and downstairs cloakroom add further convenience. Upstairs, five generous double bedrooms provide luxurious private retreats, including an enormous principal bedroom suite offering a peaceful haven. Two further beautifully appointed bathrooms ensure comfort and flexibility for family and guests alike.

Outside, the property enjoys a wonderful sense of space and privacy, being surrounded by mature, secluded gardens. Of particular note is the substantial south-facing front garden, a real feature of the home, providing an attractive and versatile outdoor space that enhances both the setting and the sense of openness. A driveway provides ample parking, while the home's position within a sought-after no-through lane ensures a quiet and peaceful environment.

Adding further appeal, a beautiful woodland common lies literally on the doorstep, offering a superb natural extension to the lifestyle this home provides. This scenic setting creates a convenient and well-loved walking and cycling route through to St John's Church and beyond, and is ideal for dog walking, family walks, children's play, or simply enjoying nature close to home.

  
Council Tax Band G  
EPC Rating D  
Tenure: Freehold



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

St. John's is a charming village that blends traditional character with convenient modern living. Centred around a quintessential village green and a selection of local shops, the village is further enhanced by the picturesque Basingstoke Canal, which meanders through its heart. Just to the south lies the prestigious area of Hook Heath—renowned for its wide, leafy avenues and grand residences, including many by the famed builder Tarrant—making it one of Woking's most desirable addresses. While enjoying a peaceful setting, St. Johns remains exceptionally well-connected. Woking Town Centre is just a short drive away and has seen significant regeneration in recent years, evolving into a vibrant hub with an impressive mix of restaurants, cafes, shops, and cultural venues including the New Victoria Theatre and a multi-screen cinema at the Peacocks Centre. Woking station offers one of the South East's fastest and most reliable services into London Waterloo, while nearby Brookwood station also provides a direct connection to the capital in approximately 30 minutes, making the village ideally suited for commuters.





## ACCOMMODATION & SPECIFICATION

- ❖ Exceptional family residence offering approx 4,400 sq ft of versatile living space
- ❖ Five generous double bedrooms, including a spectacular principal suite
- ❖ Two further beautifully designed bathrooms
- ❖ Striking reception hall creating a dramatic first impression
- ❖ Double-aspect living room with a cosy wood-burning stove
- ❖ Elegant dining room, family room, and dedicated study
- ❖ Practical utility room and downstairs cloakroom
- ❖ Mature, secluded gardens providing a private oasis
- ❖ Exclusive no-through lane location
- ❖ Beautiful woodland common on the doorstep, offering scenic walking and cycling routes to St John's Church and beyond



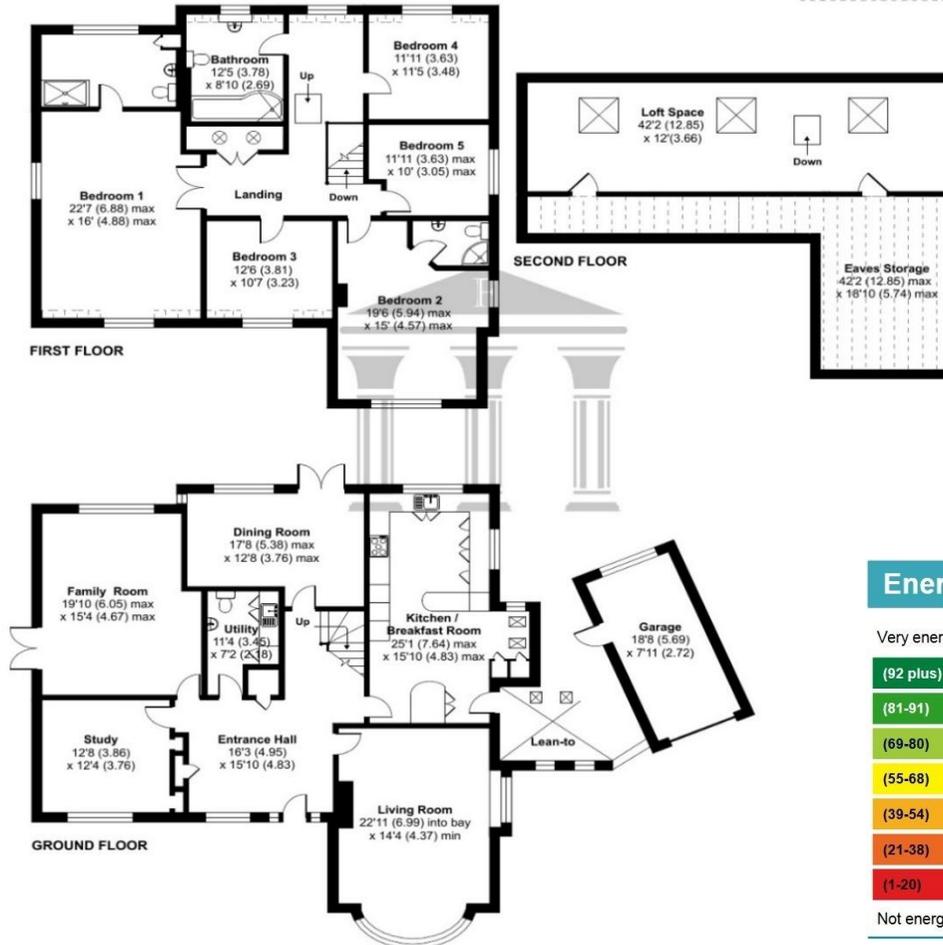
# Jackmans Lane, St Johns, Woking, GU21

Approximate Area = 3764 sq ft / 349.6 sq m  
 Limited Use Area(s) = 420 sq ft / 39 sq m  
 Garage = 170 sq ft / 15.7 sq m  
 Total = 4354 sq ft / 404.4 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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