



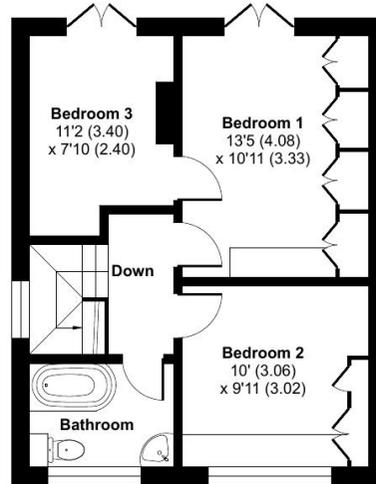
**WOKING**

**OIRO £600,000**

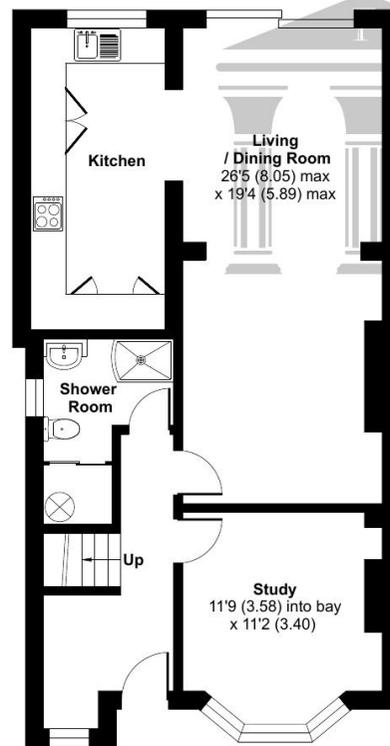
**This exceptional three-bedroom semi-detached period home occupies a truly enviable position backing directly onto the River Wey, enjoying stunning, uninterrupted views across open fields.**

# High Street, Old Woking, Woking, GU22

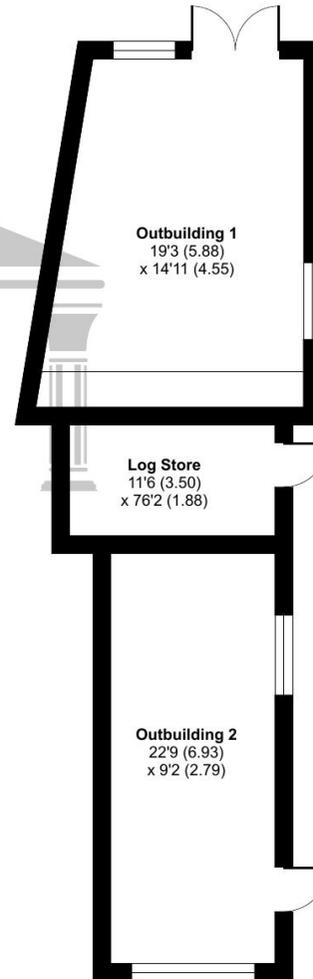
Approximate Area = 1179 sq ft / 109.5 sq m  
 Outbuildings = 536 sq ft / 49.7 sq m  
 Total = 1715 sq ft / 159.2 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2 / 3

## High Street, Old Woking, Woking, Surrey, GU22

- **Three double bedroom semi-detached period home**
- **Backs directly onto the River Wey with open field views**
- **26ft open-plan reception room**
- **Luxuriously appointed kitchen open plan to dining room**
- **Over 100ft rear garden with two outbuildings**
- **Driveway parking for two vehicles**

This exceptional three-bedroom semi-detached period home occupies a truly enviable position backing directly onto the River Wey, enjoying stunning, uninterrupted views across open fields. Beautifully presented throughout, the property blends charming character with stylish contemporary living, offering well-proportioned accommodation ideal for modern family life.

The ground floor is centred around an impressive 26ft open-plan reception room, filled with natural light and providing direct access to the rear garden, creating a wonderful space for both relaxing and entertaining. The luxuriously appointed kitchen flows seamlessly into the dining area, forming a sociable hub of the home. A separate study/family room offers valuable flexibility for home working or additional living space, while a well-appointed shower room completes the ground floor accommodation.

Upstairs, the property continues to impress with three generous double bedrooms and a beautifully finished family bathroom. The principal bedroom features fitted wardrobes and enjoys far-reaching views across the surrounding countryside and towards the river, providing a particularly peaceful and scenic outlook.

The rear garden is a true highlight, extending to over 100ft in length and backing directly onto the River Wey, creating a tranquil setting with picturesque views. The garden also benefits from two substantial outbuildings, offering excellent potential for storage, a home office, gym or studio. To the front, a private driveway provides convenient off-street parking for two vehicles.

Ideally positioned for those commuting into London, this property benefits from excellent transport links, with Woking Station offering a fast and frequent service to London Waterloo in under 30 minutes. For motorists, both the M25 and M3 are reachable within 15 minutes, providing smooth access across the South of England and beyond. Located just 25 miles south of central London, Woking also enjoys proximity to major airports—approximately 30 miles from Gatwick and under 20 miles from Heathrow. The area is well-regarded for its educational provision, with a strong selection of both primary and secondary schools. Residents can also enjoy the natural beauty of the surrounding countryside, with nearby country parks, heathlands, and picturesque walking routes along the Basingstoke Canal and the Wey Navigation. This location offers a harmonious balance of urban connectivity and tranquil outdoor living.

Council Tax Band E - EPC Rating D - Tenure: Freehold

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.



