



St Johns Road, Woking, GU21

DESCRIPTION:

We are delighted to offer this charming three-bedroom detached cottage, beautifully positioned on the banks of the Basingstoke Canal within a quiet cul-de-sac setting. Arranged over two floors and offering approximately 1,116 sq ft of well-planned accommodation, the property combines characterful living with a peaceful waterside lifestyle.

The ground floor is accessed via a welcoming entrance hallway and comprises two interconnecting reception rooms, ideal for both family living and entertaining, together with a separate fitted kitchen and a convenient cloakroom. Stairs rise to the first floor where the principal bedroom benefits from an en-suite bathroom, complemented by two further bedrooms served by a family shower room.

Approached over Lockfield Bridge, the property enjoys driveway parking for up to three vehicles, leading to a garage and workshop. The front garden is mainly laid to lawn with a delightful breeze house, all enclosed by mature trees and shrubs that provide a high degree of privacy. Access along the side of the property comes to the rear of the house, with an enclosed garden featuring a generous patio area with steps rising to an additional raised seating terrace, a further lawned garden gives an additional element, all creating a wonderful outdoor space for relaxing and entertaining.

Lockfield Cottages are ideally located alongside the picturesque Basingstoke Canal, with immediate access to the Sturt Trail offering scenic waterside walks and cycling routes. Woking town centre and High Street are within easy reach, providing an excellent range of shops, cafés, restaurants and leisure facilities.

Woking railway station offers fast and frequent services to London Waterloo, with journey times of approximately 23–25 minutes, making this an excellent choice for commuters. Road connections are also convenient, with easy access to the A3 and M25.

This attractive detached home offers a rare opportunity to enjoy tranquil canal-side living while remaining well connected to London and the amenities of Woking town centre.







INFORMATION

TENURE:	Freehold
EPC:	C
PRICE:	Offers In Excess of £700,000
COUNCIL:	Woking Borough Council
COUNCIL TAX:	Band E

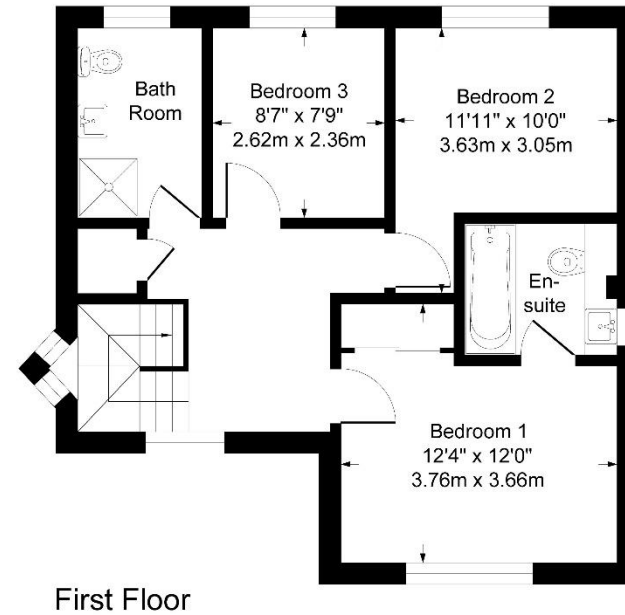
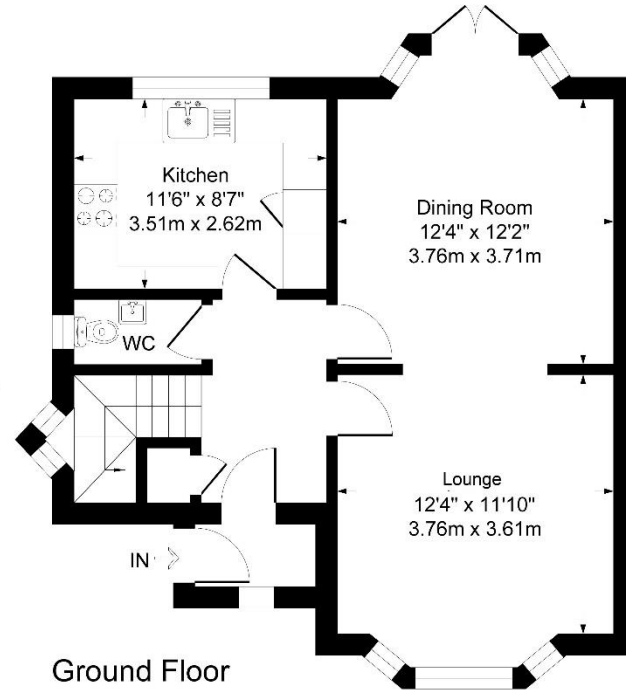
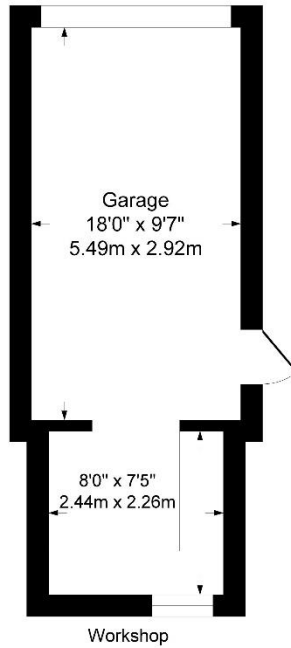
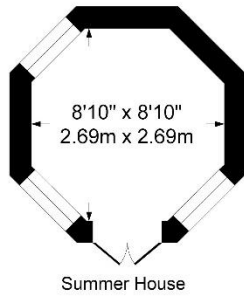


Approximate Gross Internal Area 1116 sq ft - 104 sq m

Garage Area 238 sq ft - 22 sq m

Outbuilding Area 66 sq ft - 6 sq m

Total Area 1402 sq ft - 132 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





Water Side
Residential

Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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