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ST JOHNS

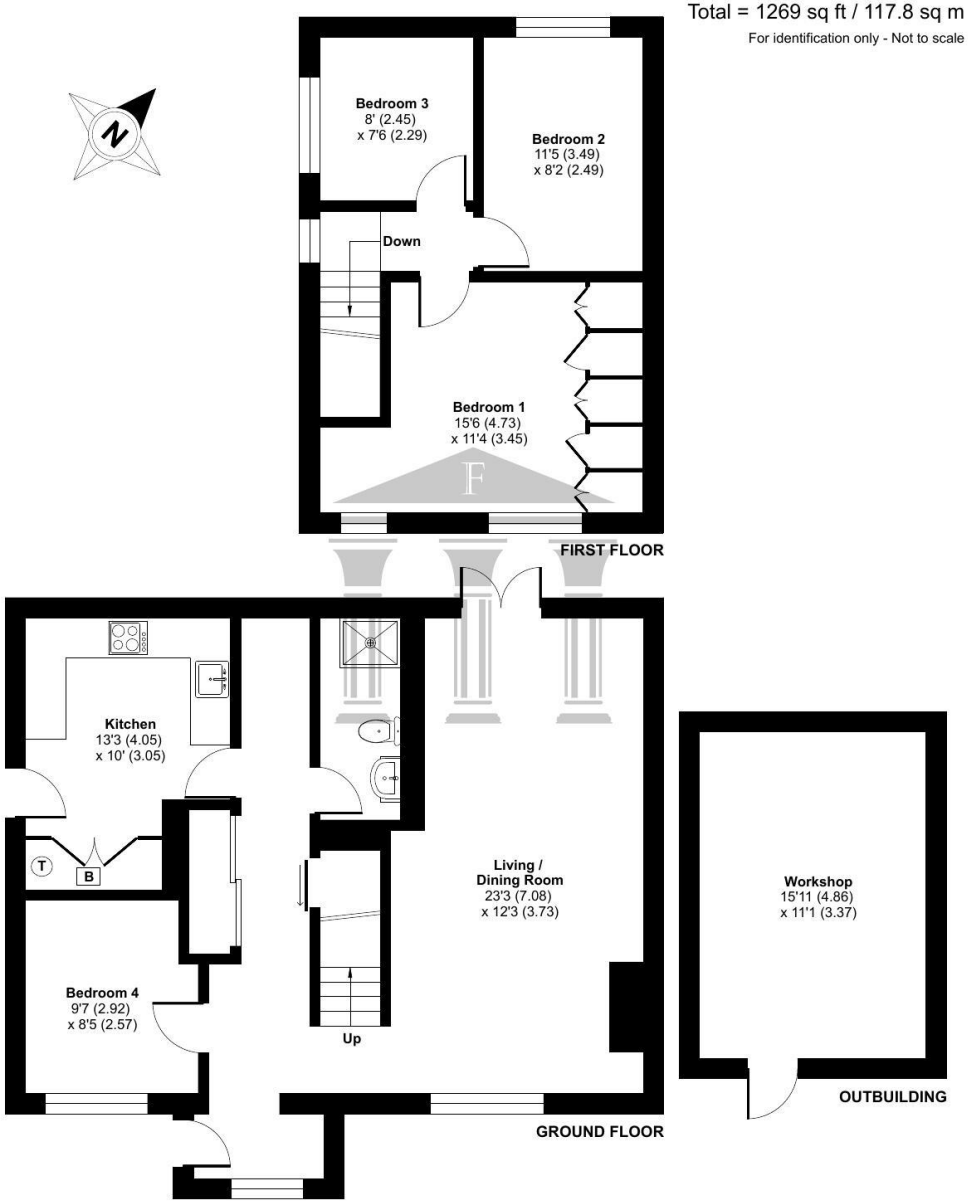
OIEO £700,000

Set in the heart of St. John's Lye, surrounded by attractive woodland, this beautifully appointed three/four-bedroom family home offers spacious, versatile accommodation, perfectly suited to modern family living. Offered to the market with NO ONWARD CHAIN.

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Nursery Cottages, St. Johns Lye, St Johns, Woking, GU21

Approximate Area = 1093 sq ft / 101.5 sq m
Outbuilding = 176 sq ft / 16.3 sq m
Total = 1269 sq ft / 117.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Nursery Cottages, St Johns Lye, St Johns, Woking, Surrey, GU21

- **Three/four-bedroom family home**
- **Spacious double-aspect reception room**
- **Ground-floor bedroom/family room**
- **Large garden with outbuilding**
- **Driveway parking**
- **NO ONWARD CHAIN**



Set in the heart of St. John's Lye, surrounded by attractive woodland, this beautifully appointed three/four-bedroom family home offers spacious, versatile accommodation, perfectly suited to modern family living. Having been newly rewired and re-plumbed throughout, the property combines contemporary comfort with peace of mind and is offered to the market with the added benefit of no onward chain.

The well-balanced ground floor features a generous double-aspect reception room, flooded with natural light and providing an excellent space for both relaxing and entertaining. A versatile ground floor bedroom, which could equally serve as a family room, is complemented by a beautifully appointed shower room, while the well-equipped kitchen has been thoughtfully designed to meet the demands of everyday life. Upstairs, there are three well-proportioned bedrooms, offering comfortable accommodation for families of all sizes. Outside, the property continues to impress with a large rear garden providing ample space for children to play, outdoor entertaining, or keen gardeners to enjoy. An excellent outbuilding offers further flexibility, ideal for storage, a workshop, or potential home office, while the generous driveway provides off-road parking for numerous vehicles.



Ideally positioned within easy walking distance of St. John's Village, residents can enjoy the convenience of local shops, amenities, and community facilities, together with the surrounding woodland offering wonderful opportunities for walking and outdoor recreation. Combining a sought-after village setting, versatile accommodation, and high-quality presentation throughout, this is a superb home ready to be enjoyed.

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.

Council Tax Band D - EPC Rating C - 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.







