

**To arrange a viewing contact us
today on 01268 777400**



St. Johns Close, Great Waking Offers in excess of £600,000

Aspire Estate Agents are delighted to introduce this exceptional 4-bedroom detached home, proudly positioned on a generous double plot in the heart of Great Waking.

This unique property offers a rare opportunity to secure a spacious, character-filled home in a peaceful village setting. Set on a substantial double plot, this charming residence stands out immediately, offering incredible kerb appeal and private parking for three vehicles on a quiet unadopted road.

Originally a 1900s cottage and thoughtfully extended in the 1980s, the home now boasts an impressively versatile layout, ideal for modern family living. One of the standout features is the generously proportioned rooms throughout—each one offering flexible use, with the option to reconfigure spaces or even create a fifth bedroom if desired. This is a home that offers not just space, but true adaptability to suit your lifestyle.

On the ground floor, you'll find a large, light-filled lounge adorned with elegant coving, a separate dining room perfect for entertaining, and a spacious, well-equipped kitchen offering plenty of workspace and storage. A handy utility room and downstairs W.C. complete the practical and well-designed layout.

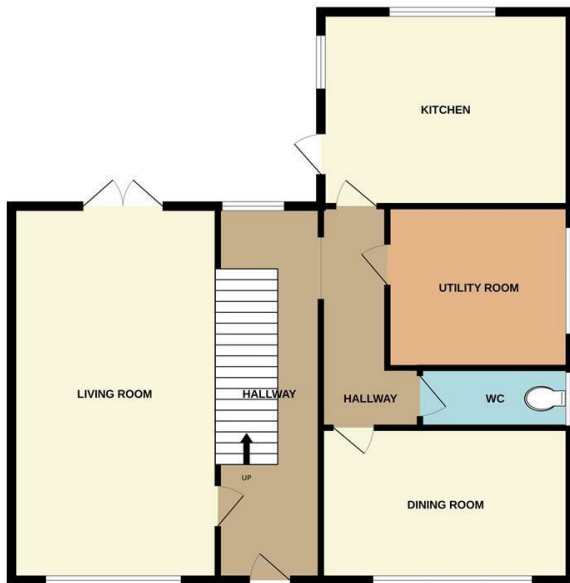
Upstairs, four bright and generously sized bedrooms are arranged around a wide, open landing that adds an unexpected sense of space and grandeur. The modern four-piece family bathroom is finished to a high standard and serves the needs of a busy household with ease.

Outside, the home continues to impress with a stunning 90ft rear garden, home to fruit-bearing pear, plum, and apple trees, and offering peaceful views of the historic St. Nicholas Church—a truly idyllic setting for outdoor living, gardening, or simply relaxing.

This property offers so much more than meets the eye—space, character, versatility, and a setting that's both tranquil and well-connected. Homes like this in such a prime Great Waking location are rare to the

Hallway : 7.06m x 1.77m
Living Room : 7.06m x 3.95m
Kitchen : 3.77m x 4.03m
Utility Room : 2.61m x 2.57m
Dining Room : 3.88m x 3.27m
Downstairs WC : 2.31m x 0.89m
Landing : 7.09m x 1.79m
Bedroom 1 : 3.77m x 4.06m
Bedroom 2 : 3.23m x 3.79m
Bedroom 3 : 3.46m x 3.46m
Bedroom 4 : 3.45m x 3.94m
Bathroom : 3.65m x 2.55m

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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