



WOKING

£975,000

Ashwood Place, an Arts & Crafts original dating back to 1929, is a distinguished four-bedroom residence set within one of Woking's most prestigious gated developments.

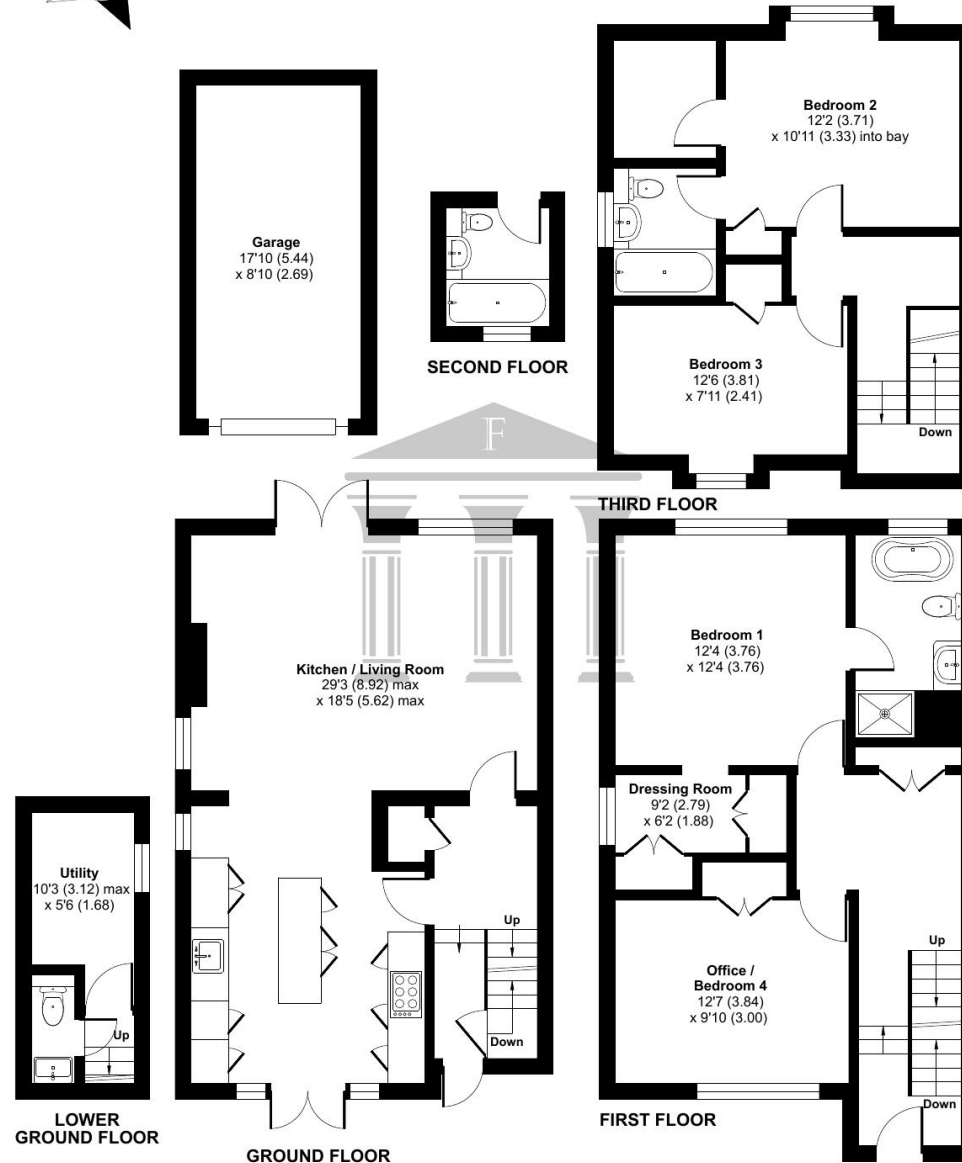
Ashwood Road, Woking, GU22

Approximate Area = 1635 sq ft / 151.8 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1793 sq ft / 166.4 sq m

For identification only - Not to scale



12 Ashwood Place, Ashwood Road, Woking, Surrey, GU22

- **Art & Craft Four Bedroom Residence**
- **Nestled Withing Two Acres Of Gardens**
- **Kitchen/Breakfast Room**
- **Living Room With Feature Wood Burning Stove**
- **Principal Bedroom With Dressing Room & En-Suite Bathroom**
- **En-Suite Bathroom To Bedroom Two**
- **Family Bathroom**
- **Gated Grounds With Private Rear Garden & Private Courtyard**
- **Parking & Garage In A Block**

Ashwood Place, an Arts & Crafts original dating back to 1929, is a distinguished four-bedroom residence set within one of Woking's most prestigious gated developments. This exceptional home is nestled amid approximately 2 acres of beautifully landscaped communal gardens, offering a rare blend of historical charm and contemporary comfort.

The property features a spacious double-aspect drawing room with a marble fireplace and wood-burning stove, leading out through French doors to a private lawned garden. A well-appointed kitchen/dining room, utility room, and downstairs cloakroom complete the versatile living space on the ground floor. The upper levels boast four double bedrooms, including a luxurious principal suite with underfloor heating, a dressing room and a Villeroy & Boch ensuite bathroom featuring a freestanding claw-footed bath. A second bedroom also benefits from an ensuite, while a separate family bathroom serves the remaining bedrooms. Character details abound throughout, with oak-framed leaded light double-glazed windows providing charm and warmth, and views over the stunning gardens enhancing the serene ambiance of the home.

Outside, the property offers an additional private courtyard, cobblestone parking bays, and a garage situated in a block directly opposite the house. With the convenience of being within walking distance of Woking Town Centre and the mainline station, Ashwood Place presents a truly rare opportunity to acquire a character-filled home in one of Woking's finest settings.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle. The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School. Council Tax Band G - EPC Rating C - Tenure: Freehold – Privat Estate Service Charge £165 PM.



