



*Homes of Distinction*



# KNAPHILL

Limecroft Road, Knaphill, Woking, Surrey, GU21 2TH

## *Elegant Detached Period Residence with Contemporary Interiors & Woodland Backdrop*

This exceptional detached double-fronted period residence seamlessly blends character features with contemporary open-plan living, offering a perfect balance of charm and modern comfort. Backing onto picturesque woodland, the property enjoys a tranquil setting while being conveniently located within walking distance of local amenities and schools.

The beautifully designed interior includes five spacious double bedrooms, with the principal suite benefiting from a dressing room and a luxurious en-suite bathroom. A guest bedroom also features an en-suite shower room, while the remaining bedrooms are well-served by the family bathroom. The heart of the home is an impressive open-plan kitchen, dining, and family room that spans the entire rear of the property, creating a stunning space for both everyday living and entertaining. Complementing the open-plan design, the property also boasts three additional reception rooms, offering versatility for formal entertaining, a home office, or relaxation. A utility room and a downstairs cloakroom add further convenience.

Outside, the mature and secluded garden provides a peaceful retreat, perfect for outdoor enjoyment. A detached larger than average garage with automated door offers additional storage and parking. This remarkable home combines elegance, space, and a desirable location, making it a truly special offering.



Council Tax Band G

EPC Rating C

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the  
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800









## LOCATION

Knaphill village serves as a beloved hub for the local community, offering a diverse selection of local amenities to meet everyday needs. Within the village, residents enjoy the convenience of two well-stocked grocery stores, a delightful bakery, inviting coffee shops, and professional hairdressers, all contributing to a welcoming and vibrant atmosphere. Outdoor enthusiasts benefit from easy access to scenic green spaces, including Bisley Common, Brookwood Country Park, and the picturesque Basingstoke Canal. For additional shopping convenience, a Sainsbury's superstore and The Range are nearby, while the bustling towns of Woking and Guildford provide an extensive array of retail, dining, and entertainment options. The area is exceptionally well-connected for commuters, with Woking and Brookwood mainline stations offering direct links to London and beyond. Major transport routes, including the M25 and M3, are easily accessible, while Heathrow and Gatwick airports are within convenient reach. A selection of highly regarded private and state schools, as well as colleges, further enhance the appeal of this well-positioned location.











## ACCOMMODATION & SPECIFICATION

- ❖ Stunning detached double fronted period residence
- ❖ Five generous double bedrooms, including a luxurious principal suite with a dressing room and en-suite
- ❖ Exceptional open-plan living with a striking kitchen/dining/family room opening onto a large patio and garden
- ❖ Versatile reception spaces with three additional reception rooms
- ❖ Well-appointed bathrooms
- ❖ Utility room and a convenient downstairs cloakroom
- ❖ A secluded and mature garden backing onto picturesque woodland, offering peace and privacy
- ❖ Detached larger than average garage with automated door provides secure parking and extra storage space
- ❖ Within walking distance of local amenities, highly regarded schools, and excellent transport links
- ❖ A perfect blend of period charm and contemporary living, creating a truly exceptional home



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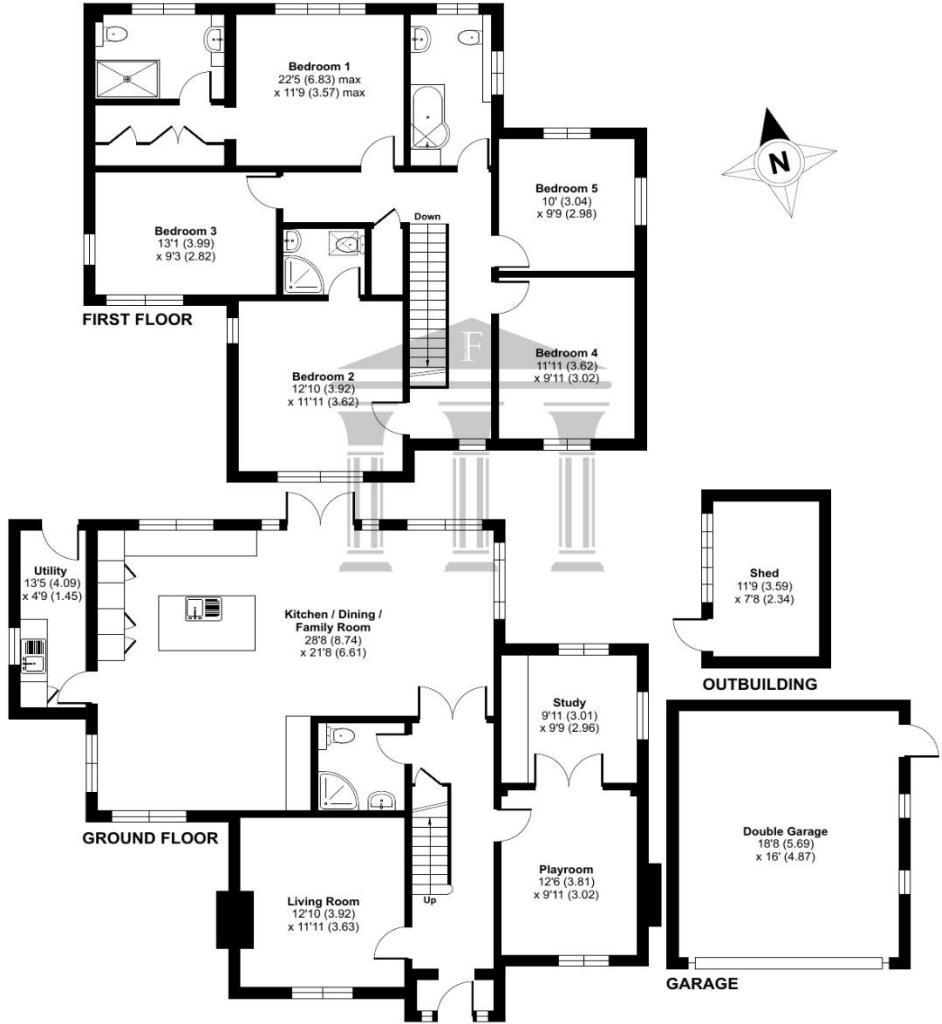
Approximate Area = 2244 sq ft / 208.4 sq m

Garage = 298 sq ft / 27.6 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 2632 sq ft / 244.3 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 2025. Produced for Foundations Independent Estate Agents. REF: 1253290

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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