



KNAPHILL
OIRO £900,000

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double-fronted detached residence
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within a sought-after development,
overlooking open fields to the
front.**

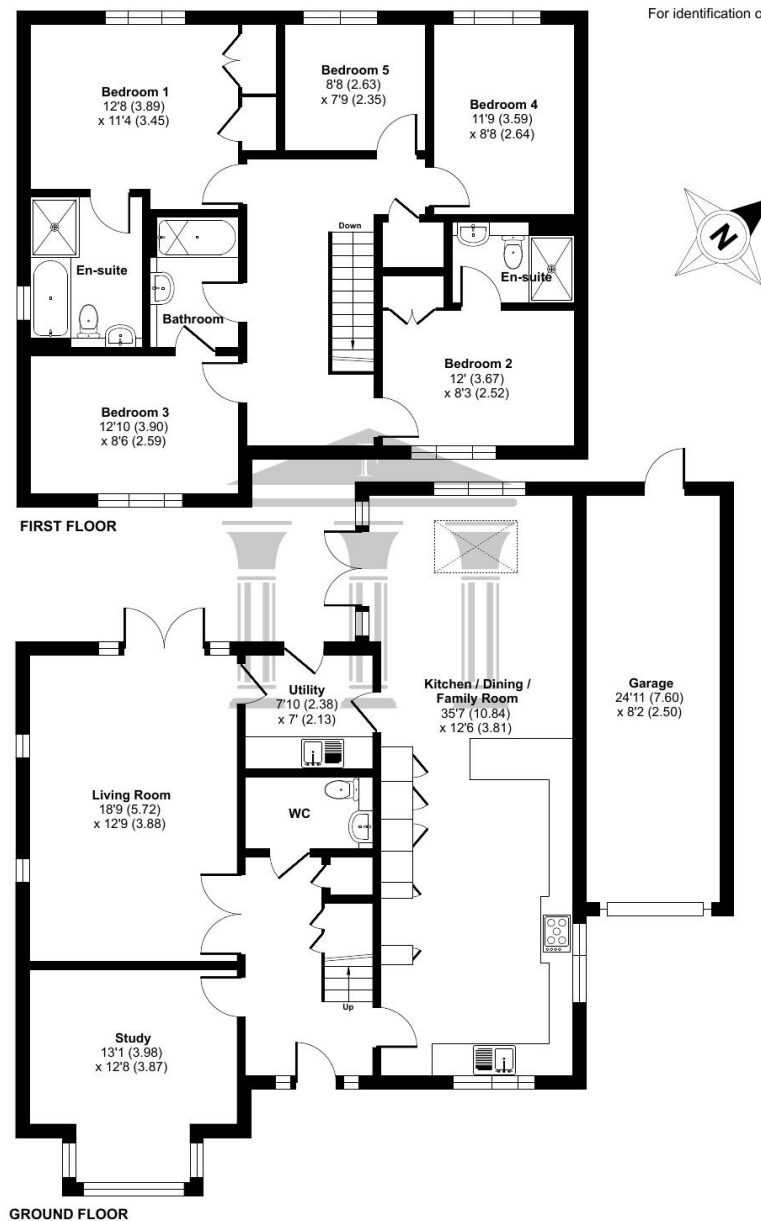
Brookwood Farm Drive, Knaphill, Woking, GU21

Approximate Area = 1938 sq ft / 180 sq m

Garage = 205 sq ft / 19 sq m

Total = 2143 sq ft / 199 sq m

For identification only - Not to scale



Brookwood Farm Drive, Knaphill, Woking, Surrey, GU21

- **Detached Executive Residence**
- **35ft Open Plan Kitchen/Dining/Family Room**
- **Two Separate Reception Rooms**
- **Utility Room & Downstairs Cloakroom**
- **Five Bedrooms**
- **Three Bathrooms**
- **Attached Garage**
- **Overlooking Fields To The Front**

A magnificently proportioned, double-fronted detached residence enjoying an enviable position within a sought-after development, overlooking open fields to the front. Arranged over two floors, this home offers a generous and thoughtfully designed layout that is perfectly suited to modern family living and formal entertaining alike.

At the heart of the home is a stunning 35ft open-plan kitchen/dining/family room – a truly impressive space designed for everyday living and social gatherings. A separate utility room adds convenience, while two further reception rooms – a rear aspect lounge with garden access and a front-facing study – offer flexibility for relaxation or working from home. A downstairs cloakroom completes the ground floor.

Upstairs, an impressive landing leads to five well-proportioned double bedrooms. Both the principal and guest bedrooms benefit from their own en-suite bathrooms, while the remaining bedrooms are served by a stylish family bathroom. Built-in wardrobes feature in several of the rooms, providing ample storage space throughout.

Externally, the property is approached via a block-paved driveway that leads to an attached garage, offering off-street parking. The rear garden, one of the largest plots within the development, is mainly laid to lawn with a patio seating area and side access gate – ideal for outdoor entertaining and family activities. This exceptional home is a rare find, offering generous proportions, contemporary finishes, and a prime position in a tranquil yet well-connected 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.

Council Tax Band D
EPC Rating B
Tenure: Freehold



