



**KNAPHILL**

**£1,000,000**

**This superbly presented six-bedroom, three-bathroom detached executive residence occupies a prime position in a highly sought-after and tranquil cul-de-sac, ideally located within easy reach of Knaphill Village and well-regarded local schools.**



## Coresbrook Way, Knaphill, Woking, GU21

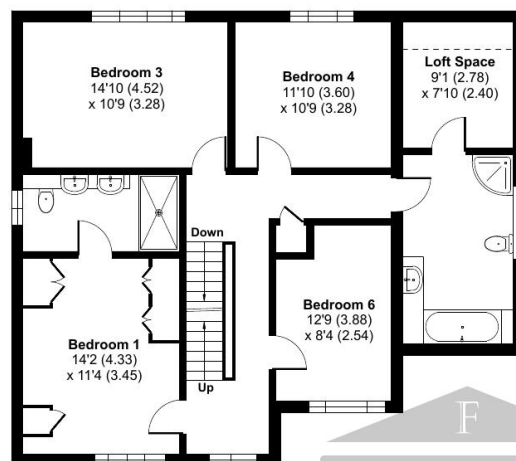
Approximate Area = 2469 sq ft / 229.3 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

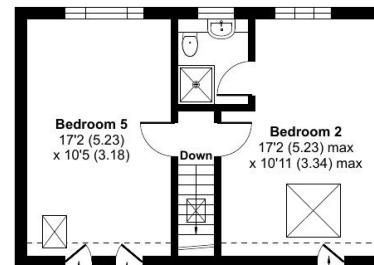
Garage = 129 sq ft / 11.9 sq m

Total = 2636 sq ft / 244.8 sq m

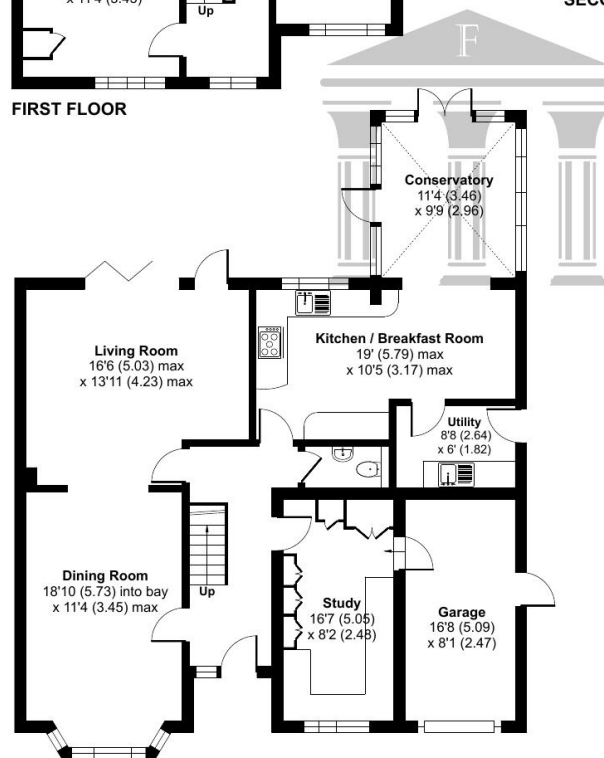
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



## Coresbrook Way, Knaphill, Woking, Surrey, GU21

- **Spacious six-bedroom, three-bathroom detached executive home**
- **Tranquil cul-de-sac location near Knaphill Village and local schools**
- **Three reception rooms, including a study and living room with bi-fold doors**
- **Stylish kitchen/breakfast room and bespoke conservatory**
- **Mature, secluded rear garden**
- **Driveway parking, integral garage, and electric vehicle charging point**

This superbly presented six-bedroom, three-bathroom detached executive residence occupies a prime position in a highly sought-after and tranquil cul-de-sac, ideally located within easy reach of Knaphill Village and well-regarded local schools. Combining generous proportions with elegant design, the home offers versatile family living in a peaceful residential setting.

The ground floor features a choice of three reception rooms, including a welcoming living room with bi-folding doors that open directly onto the rear garden, a spacious dining room centred around a striking fireplace, and a fully equipped home office/study. The heart of the home is a beautifully appointed kitchen/breakfast room flowing seamlessly into a bespoke double-glazed conservatory—perfect for relaxed entertaining and day-to-day family life. A separate utility room and a cloakroom add further practicality. Upstairs, the first floor comprises four generously sized double bedrooms, including an impressive principal suite, all served by a stylish and well-appointed family bathroom. The top floor offers two additional double bedrooms (one with an en-suite shower room), ideal for guests, teenagers, or use as further office or hobby space, ensuring flexibility to suit a range of modern lifestyles.

Externally, the property boasts a mature and secluded rear garden. The front of the house features a driveway providing ample off-street parking, an integral garage, and the added benefit of an electric vehicle charging point—enhancing the home’s appeal for today’s eco-conscious buyer.

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 G - EPC Rating C -Tenure: Freehold





