



Homes of Distinction

ST JOHNS

Firbank Lane, St Johns, Woking, Surrey, GU21

A striking five bedroom family residence with luxury living and secluded gardens.

Nestled within one of the area's most desirable lanes on the fringes of Hook Heath, this superbly extended five-bedroom, three-bathroom detached residence combines striking presentation with generous, versatile living space. Ideally positioned within walking distance of both St John's Village and Lye, the property offers the perfect balance of a tranquil setting with easy access to local amenities, schools, and transport links.

The heart of the home is an impressive 22ft x 20ft open-plan kitchen/dining/family room, beautifully designed around a feature centre island. This sociable hub is flooded with natural light and enjoys double-glazed doors opening directly to the gardens, creating a seamless flow between indoor and outdoor living. Complementing this is a triple-aspect living room with bay window and central fireplace, a separate study for those working from home, a large utility room, and a well-appointed cloakroom, ensuring both practicality and elegance in daily life.

The first floor is equally impressive, with a fabulous principal bedroom suite featuring a floor-to-ceiling picture window, part-vaulted ceiling, dressing room, and a luxurious en-suite bathroom. Four further bedrooms, including one with its own en-suite, provide excellent accommodation for family and guests, served by a stylish family bathroom. Every room has been thoughtfully finished to a high standard, offering comfort, style, and a sense of space throughout.

Externally, the property enjoys a striking frontage with an in-and-out driveway offering ample parking and access to the integral garage. To the rear, mature and secluded gardens provide a superb degree of privacy, offering a delightful backdrop for entertaining, play, or relaxation. This exceptional home represents a rare opportunity to acquire a substantial and immaculately presented family residence in one of Woking's most sought-after settings.

Council Tax Band G

EPC Rating D

Tenure: Freehold

Private Road Association Fee: £50 PA



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

Nestled near Woking Town Centre, the charming village of St. John's captivates with its quaint allure. The village green and local shops create a cosy atmosphere that embraces both residents and visitors.

Enhanced by the tranquil presence of the Basingstoke canal flowing through its core, St. John's boasts a picturesque setting that captivates the eye. While St. John's provides a range of amenities, nearby Woking Town Centre offers an even wider array of facilities, just a short drive away. Over the years, the town centre has undergone substantial investment, resulting in a bustling and cosmopolitan ambiance. Visitors can delight in exploring the diverse selection of bars, cafes, restaurants, and shops that cater to various tastes and preferences. For entertainment seekers, the Peacocks Centre houses the New Victoria Theatre and a multi-screen cinema, presenting opportunities for live performances and movie screenings. Furthermore, the centre provides additional shopping options, offering retail therapy for those seeking a little indulgence. Woking takes pride in its exceptional commuting rail station, widely recognized as one of the best in the southeast. With its fast and frequent service to London Waterloo in approx 23 mins, it proves highly convenient for commuters travelling to London. Moreover, the nearby Brookwood mainline station allows easy access from St. John's, providing rail services to London Waterloo in approximately 30 minutes.





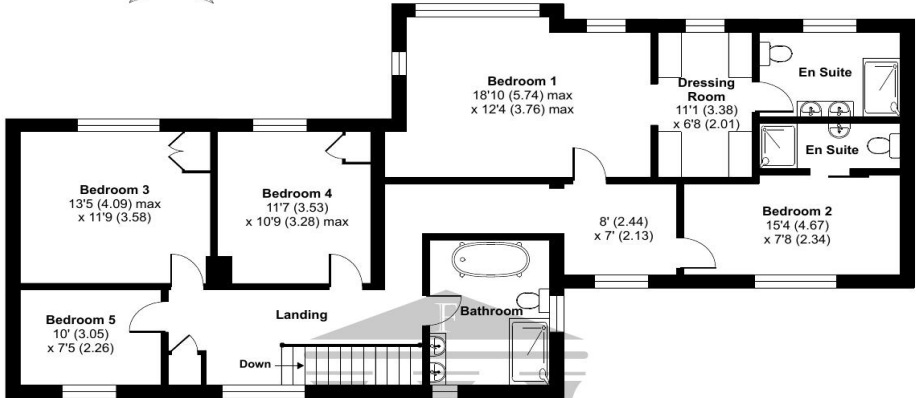
ACCOMMODATION & SPECIFICATION

- ❖ Superbly extended five-bedroom, three-bathroom detached residence
- ❖ Striking 22ft x 20ft open-plan kitchen/dining/family room with doors to the garden
- ❖ Triple-aspect living room with bay window and central fireplace
- ❖ Fabulous principal suite with floor-to-ceiling picture window, part-vaulted ceiling, dressing room & luxurious en-suite
- ❖ Four further bedrooms, including one en-suite, complemented by a stylish family bathroom
- ❖ Impressive frontage with in-and-out driveway, ample parking, and integral garage
- ❖ Mature and secluded rear gardens offering excellent privacy and ideal space for outdoor living and entertaining

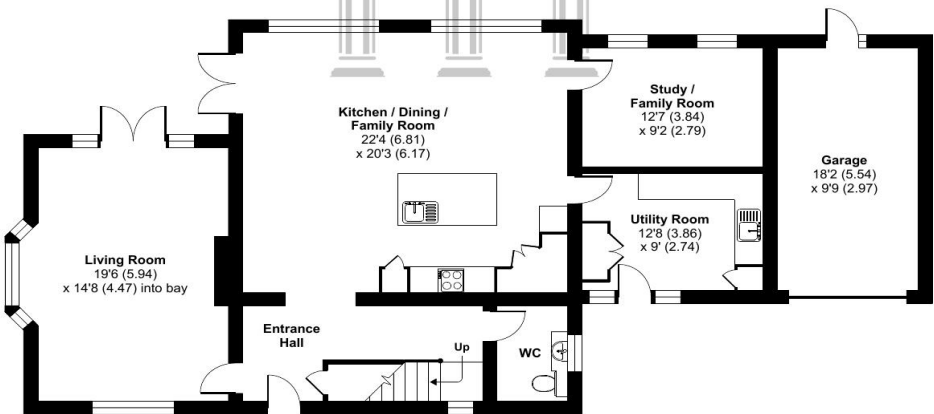


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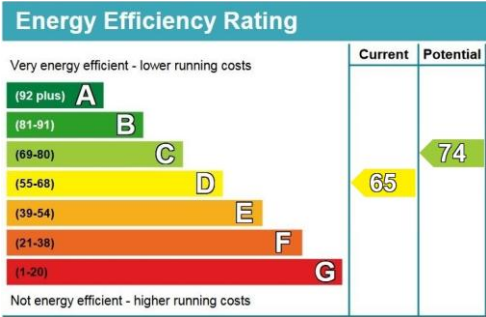
Approximate Area = 2486 sq ft / 230.9 sq m
Garage = 180 sq ft / 16.8 sq m
Total = 2666 sq ft / 247.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Foundations Independent Estate Agents. REF: 1348536



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www.foundationsofwoking.com

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