



KNAPHILL

£650,000

**Impeccably presented throughout,
this impressive four-bedroom
residence offers spacious and
versatile accommodation within easy
walking distance of local amenities.**

Oak Tree Road, Knaphill, Woking, GU21

Approximate Area = 1765 sq ft / 163.9 sq m

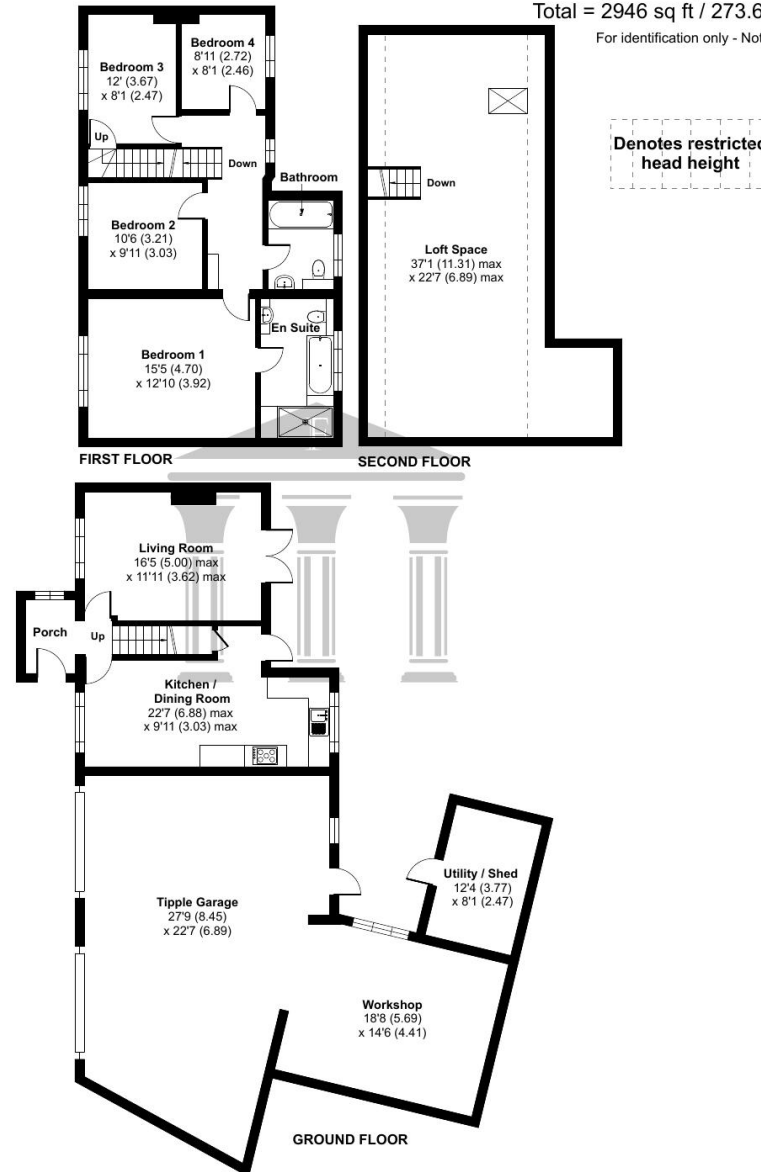
Limited Use Area(s) = 169 sq ft / 15.7 sq m

Garage = 912 sq ft / 84.7 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 2946 sq ft / 273.6 sq m

For identification only - Not to scale



4 Oak Tree Road, Knaphill, Woking, Surrey, GU21 2RW

- **Immaculately presented 4 bedroom family home**
- **Walking distance to local amenities**
- **Stunning 22ft open plan kitchen/dining room**
- **Separate living room**
- **Principal bedroom with en-suite bathroom**
- **Driveway parking, triple garage & workshop**
- **Secluded rear garden**

Impeccably presented throughout, this impressive four-bedroom residence offers spacious and versatile accommodation within easy walking distance of local amenities. Thoughtfully designed and beautifully maintained, the property combines generous proportions with modern convenience, creating a superb family home in a sought-after location.

At the heart of the home lies a stunning 22ft open-plan kitchen and dining room — a perfect setting for both everyday living and entertaining. A separate living room provides a peaceful retreat, ideal for relaxation or family gatherings, while the overall layout ensures a natural flow between the home's main living areas. Upstairs, the property features four well-proportioned double bedrooms, including an exceptional principal suite complete with a stylish en-suite bathroom. The remaining bedrooms are served by a contemporary family bathroom, offering both comfort and practicality for modern family life.

Externally, the home benefits from off-road parking leading to a triple garage with an attached workshop, providing excellent space for vehicles or hobbies. To the rear, a private and secluded garden features additional outbuildings, offering versatility and further potential. Internal viewings are highly recommended to fully appreciate all that this exceptional home has to offer.

Knaphill village serves as a beloved hub for the local community, offering an array of shops catering to everyday needs. Within the village confines, two quaint supermarkets stand alongside a charming bakery, inviting coffee shops, and convenient hairdressers, providing a vibrant and welcoming atmosphere. Leisure pursuits thrive within the village, notably at Waterers Park, where sprawling greenery hosts football pitches and a playground for children. For broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon just 3 miles away. Commuters benefit from the proximity of Brookwood main line station, a mere 0.7 miles from the village centre, facilitating swift journeys to London Waterloo in approximately 30 minutes. With the M3/M25 motorway network just 5 miles distant, connectivity from this location is unparalleled, promising seamless access to wider destinations.

Council Tax Band D - EPC Rating D - Tenure: Freehold



