



*Homes of Distinction*



## SOUTH WOKING

Blandford Close, Woking, Surrey, GU22

### *Elegant Neo-Georgian Five-Bedroom Residence Set Within the Exclusive South Side of Woking*

Situated in an exclusive and quiet cul-de-sac with just three neighbouring properties, this distinguished five-bedroom, three-bathroom executive residence showcases elegant Neo-Georgian architecture. Ideally positioned on the south side of Woking, within walking distance of Woking Town Centre and its highly regarded mainline station, this fine home combines timeless design with modern convenience, offering a perfect setting for contemporary family living.

The property has been superbly extended to create a stunning open-plan layout, with the kitchen/dining/living area forming the central hub of the home. Spanning the full width of the property, this beautifully designed space features two sets of bi-folding doors that open onto the garden, seamlessly blending indoor and outdoor living. A bright snug, functional boot room, and well-appointed utility room flow naturally from this main space, providing versatility and practicality for everyday life. In addition to the open-plan living area, the ground floor boasts two further reception rooms, offering flexible spaces for formal entertaining or relaxed living. The bespoke handmade kitchen is a true highlight, complete with a central island and a full range of integrated appliances, combining style with functionality. Upstairs, the first floor continues to impress with five generously proportioned bedrooms, including two with their own en-suite bathrooms, while a modern family bathroom serves the remaining rooms. Further benefits include underfloor heating, enhancing comfort throughout the home.

Outside, the front of the property features a private driveway with off-street parking, leading to an integral garage with an automated door. To the rear, a mature and secluded garden offers a tranquil retreat, complete with a paved terrace ideal for al-fresco dining or relaxed outdoor entertaining—perfectly complementing the lifestyle this exceptional home provides.

Council Tax Band G

EPC Rating B

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

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Situated on the highly regarded south side of Woking, nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.











## ACCOMMODATION & SPECIFICATION

- ❖ Elegant Neo-Georgian style executive residence with five spacious bedrooms
- ❖ Located in a quiet, exclusive cul-de-sac with just three neighbouring homes
- ❖ Walking distance to Woking Town Centre and mainline train station
- ❖ Stunning open-plan kitchen/dining/living area with two sets of bi-folding doors
- ❖ Handmade kitchen with central island and integrated appliances
- ❖ Additional reception rooms including a snug, family room, and study
- ❖ Two en-suite bathrooms and a stylish family bathroom
- ❖ Underfloor heating for enhanced comfort
- ❖ Private driveway with off-street parking and integral garage with automated door
- ❖ Mature, secluded rear garden with paved terrace for outdoor entertaining





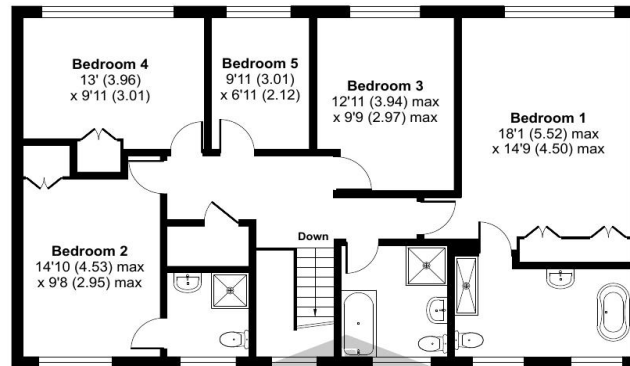
## Blandford Close, Woking, GU22

Approximate Area = 2389 sq ft / 221.9 sq m

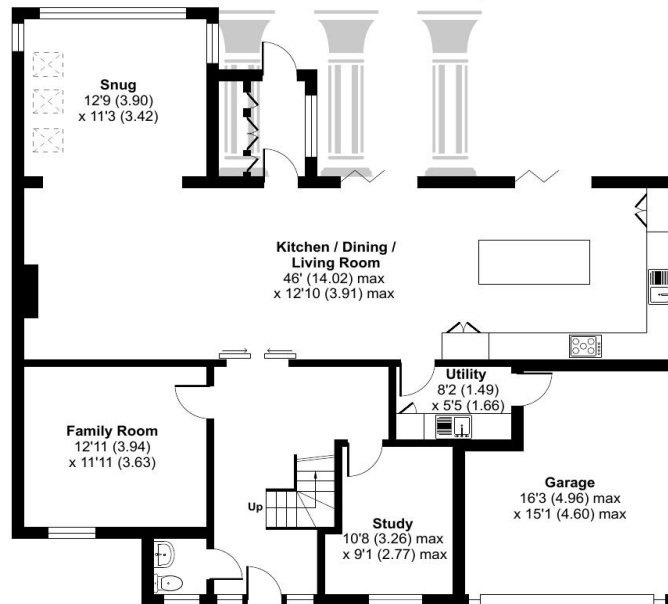
Garage = 221 sq ft / 20.5 sq m

Total = 2610 sq ft / 242.4 sq m

For identification only - Not to scale



FIRST FLOOR



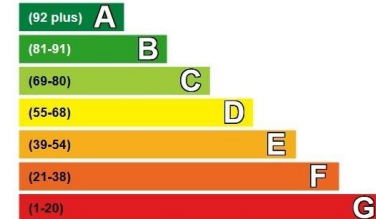
GROUND FLOOR



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: 1298692

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	83





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

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