



Lucas Green, Woking, GU24 9LD
£1,125,000 Freehold

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Once in a while we have an opportunity to offer to the market a property with history dating back to the 1800s. Set in a peaceful semi-rural location approached via gated access and a sweeping gravelled driveway 'The Hobbits' occupies a picturesque wrap around plot measuring more than half an acre.

With history dating as far back as 1823, when it was a gift from Queen Victoria to an officer that had fought in the Crimean War. Today, this property is an impressive five double bedroom family home that boasts three reception rooms, a refitted Shaker style kitchen and outbuildings which include a quadruple garage with living quarters above. We believe the only way to appreciate the character of this property is to see it. Once through the gates the driveway provides ample parking and leads up to the quadruple garage. The living space above accessed via a private door comprises, a generous sitting room, double bedroom and a bathroom.

The main house with its original wooden beams, exposed brick fireplace has been thoughtfully updated to include a lounge, a large dining room, recently refitted kitchen with an array of Shaker style cabinets, integrated double oven and induction hob. The master bedroom boasts a range of built-in wardrobes benefits from an en-suite bathroom whilst the remaining double bedrooms share the use of the family bathroom with its walk-in shower cubicle, corner bath, hand basin, w.c and bidet.

The gardens that surround the property provide an abundance of seclusion and a recently laid patio has been added to create an ideal space to fully enjoy the view on offer. There are two very good size outbuildings, currently used as a home gym and games room.

West End has easy commuter road links provided Via the M3, A3, M4, M40 and M25 with Woking mainline station being approximately 6 miles away with frequent, direct trains to London Waterloo.

Council Tax band -G



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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 63 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 55 |

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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