



Old House Cottage, Carters Lane
Old Woking, Surrey GU22 8JQ





A charming Grade II Listed atmospheric period cottage, located in the heart of this highly sought after beautiful semi rural Surrey location, while remaining within a short distance of Woking Town Centre with its comprehensive range of shops and mainline Station (London Waterloo).





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We are delighted to offer for sale this charming 3 bedroom period cottage located in the heart of this highly sought after semi rural location. Originally built we understand around 1625 with further additions in the 1800's, the blend of brick and tile to the elevations set the scene for this most unique home full of character and charm. Once over the threshold, the character of the property is immediately evident with exposed joinery to many of the rooms giving each room a signature of its own. The sitting room has a particularly impressive open brick fireplace, and adjoins the homely farmhouse style kitchen, complete with larder storage. The hallway gives access through to the dining room which has double doors onto the delightful garden. A cloakroom completes the downstairs spaces. A turning staircase gives access to the first & second floor where there are 3 charming bedrooms and 2 bath/shower rooms (one ensuite).

Outside, the grounds are just as enchanting as the house. The main gardens face due South with manicured lawns and mature planting making this an idyllic haven which is hard to believe is less than 30 miles from Trafalgar Square! To the side there is an attractive brick built office with further storage to the front and ample vehicle parking.

Carters Lane is a historic cul-de-sac in Old Woking, just 2 miles from Woking town centre and in close proximity to Woking mainline station (London Waterloo 24 mins), allowing for ease of access to central London.

Woking Town Centre offers an abundance of restaurants, pubs, shopping areas, a multi-screen cinema and theatre, award winning museum and art gallery, a fast train service to London Waterloo, AirLink bus service to Heathrow Airport and leisure park with swimming pool and sports facilities. There are an abundance of golf courses within a 5 mile radius.

In all, for the purchaser wishing to enjoy a country cottage without compromise on any of the amenities which abound in the area, this is definitely a home not to miss!



Approximate Area = 1297 sq ft / 120.4 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 1504 sq ft / 139.6 sq m

For identification only - Not to scale





DIRECTIONS

From the centre of Ripley Village continue along the Old Portsmouth Road to Burnt Common, turning right at the roundabout by the Shell/Little Waitrose Garage. Continue along Send Barns Lane (A247) which in turn becomes Send Road beyond the traffic lights. Continue through Send Village until the mini roundabout. Turn right onto the High Street & Carters Lane will be found third turning on the Right. Old House Cottage is 2nd house on the right hand side.///locker.same.taker

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