



Homes of Distinction



SOUTH WOKING

Park Road, Woking, Surrey, GU22

Elegant Arts & Crafts Family Residence Offering Exceptional Scale, Flexibility & Privacy.

Built in 1924, 'Silver Birches' is an outstanding Arts and Crafts residence that exemplifies timeless architectural design combined with the scale and flexibility expected of a modern family home. The property's attractive façade, with its tile-hung elevations, feature bay windows, decorative chimneys and finely detailed rooflines, immediately conveys a sense of quality, character and enduring appeal.

The ground floor accommodation is both substantial and highly versatile, arranged to provide an excellent balance of formal reception space and more relaxed everyday living. In total, there are three reception rooms, complemented by a superb open-plan kitchen/breakfast and family area, which forms the central hub of the home. Additional facilities include a utility room, cloakroom and shower room. A further ground-floor room, currently arranged as a bedroom and conveniently positioned adjacent to the shower room, adds valuable flexibility — ideal for guests or visiting family, while lending itself equally well to use as a playroom, private study or additional reception space.

To the first floor, a generous landing provides access to four well-proportioned bedrooms, all of which benefit from excellent natural light. The principal bedroom is a particularly impressive feature, offering both a dedicated en suite bathroom and a separate en suite dressing room, creating a private and well-appointed principal suite. The remaining bedrooms are served by a contemporary family bathroom, completing a well-balanced and practical arrangement.

Externally, the property is approached via an in-and-out driveway providing extensive off-street parking and access to a detached barn-style car port. The rear garden enjoys a desirable south-westerly aspect and has been attractively landscaped, featuring a substantial sandstone terrace designed for outdoor dining and entertaining, with the remainder laid to lawn and bordered by mature planting, established trees and well-stocked shrubs. Enclosed and thoughtfully designed, the garden offers a high degree of privacy and seclusion, creating an exceptional setting for outdoor living.

Council Tax Band G - EPC Rating D - 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, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. 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

- ❖ Exceptional 1924 Arts & Crafts home with outstanding period character
- ❖ Attractive façade with tile-hung elevations, bay windows and decorative chimneys
- ❖ Three reception rooms and an open-plan kitchen/family space
- ❖ Ground-floor bedroom with adjacent shower room, ideal for guests
- ❖ Four well-proportioned first-floor bedrooms with excellent natural light
- ❖ Principal suite with en suite bathroom and separate dressing room
- ❖ In-and-out driveway providing extensive parking & access to a detached barn-style car port
- ❖ South-westerly landscaped garden with terrace, lawn and mature planting for privacy



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Approximate Area = 2630 sq ft / 244.3 sq m (excludes carport)

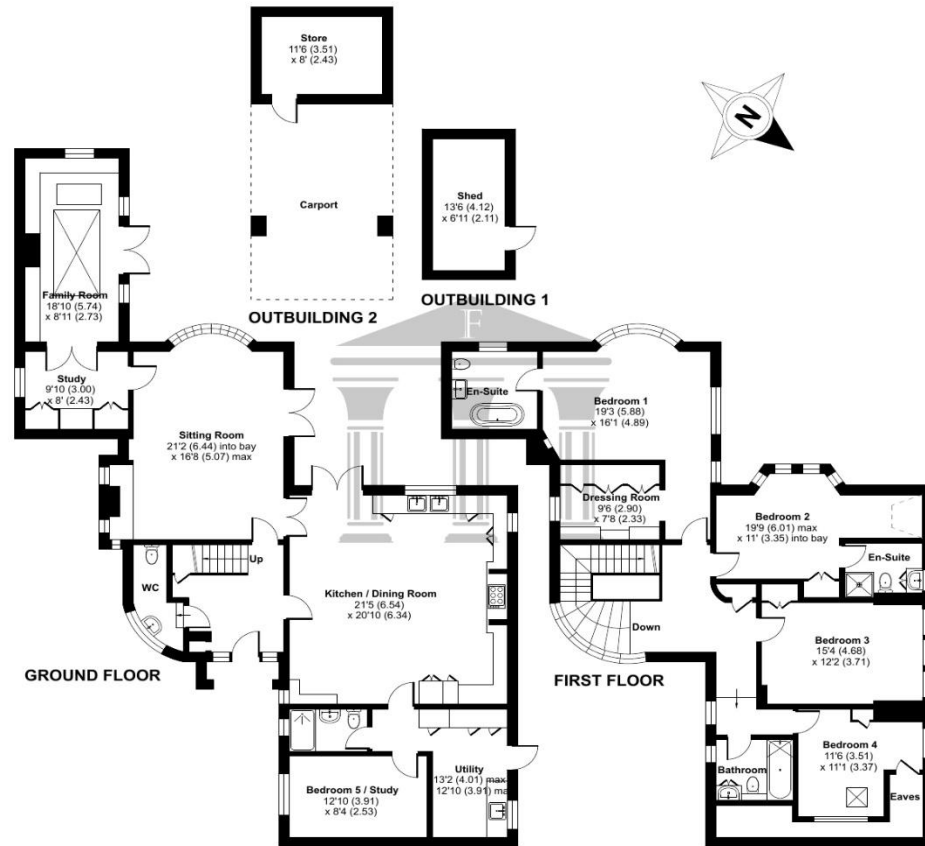
Limited Use Area(s) = 10 sq ft / 0.9 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Total = 2826 sq ft / 262.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Foundations Independent Estate Agents. REF: 1453746

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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