



Homes of Distinction

SOUTH WOKING

White Rose Lane, Woking, Surrey, GU22

Timeless Elegance and Secluded Family Living in the Heart of South Woking.

Offered to the market for the first time in over 60 years and occupying a superb position on the highly sought-after south side of Woking, this outstanding detached Arts and Crafts family residence is a truly exceptional home. Ideally situated within a short walk of Woking town centre and the mainline station, the property combines the elegance and character of a period home with the space and versatility required for modern family life. Set within a secluded, south-facing plot of approximately half an acre, the property enjoys a wonderful sense of privacy and an abundance of natural light.

Rich in period charm, the house retains a wealth of original features, including impressive fireplaces, elegant bay windows and high ceilings enhanced by original cornicing. A grand reception hall creates a memorable first impression and leads to three generously proportioned reception rooms, each offering a wealth of possibilities for formal entertaining, family gatherings or quieter relaxation. The 23ft kitchen/breakfast room provides an excellent hub for everyday living, complemented by a substantial 21ft utility room, boot room and two cloakrooms.

The upper accommodation is equally impressive, with seven sizeable bedrooms arranged over two floors, together with two bathrooms. The generous proportions and flexible layout offer considerable scope for a large family, guests or those requiring dedicated home-working or hobby spaces. Outside, a private driveway provides ample parking for numerous vehicles and leads to a detached garage, while the substantial south-facing gardens provide a wonderful backdrop to the house, with plenty of space for outdoor entertaining, recreation and relaxation.

Properties of this calibre and character, particularly in such a sought-after location, rarely come to the market and this exceptional home presents a rare opportunity to acquire a substantial Arts and Crafts residence with significant charm and potential. With Woking town centre, the mainline station and its excellent commuter links all within easy reach, the location is particularly well suited to both family life and those travelling to London. The property is offered for sale with the considerable advantage of no onward chain.



Council Tax Band H - EPC Rating C - Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

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

- ❖ Magnificent detached Arts & Crafts residence, offered to the market for the first time in over 60 years
- ❖ Prestigious South Woking setting, within walking distance of the town centre and mainline station
- ❖ Secluded south-facing plot of approximately half an acre
- ❖ Impressive period features including original fireplaces, bay windows, high ceilings & decorative cornicing
- ❖ Grand reception hall leading to three beautifully proportioned reception rooms
- ❖ Spacious 23ft kitchen/breakfast room, utility room, boot room and two cloakrooms
- ❖ Seven generous bedrooms & two bathrooms arranged across two floors
- ❖ Drive providing ample parking, leading to a detached garage
- ❖ Substantial private gardens
- ❖ Offered with NO ONWARD CHAIN



White Rose Lane, Woking, GU22



Denotes restricted
head height

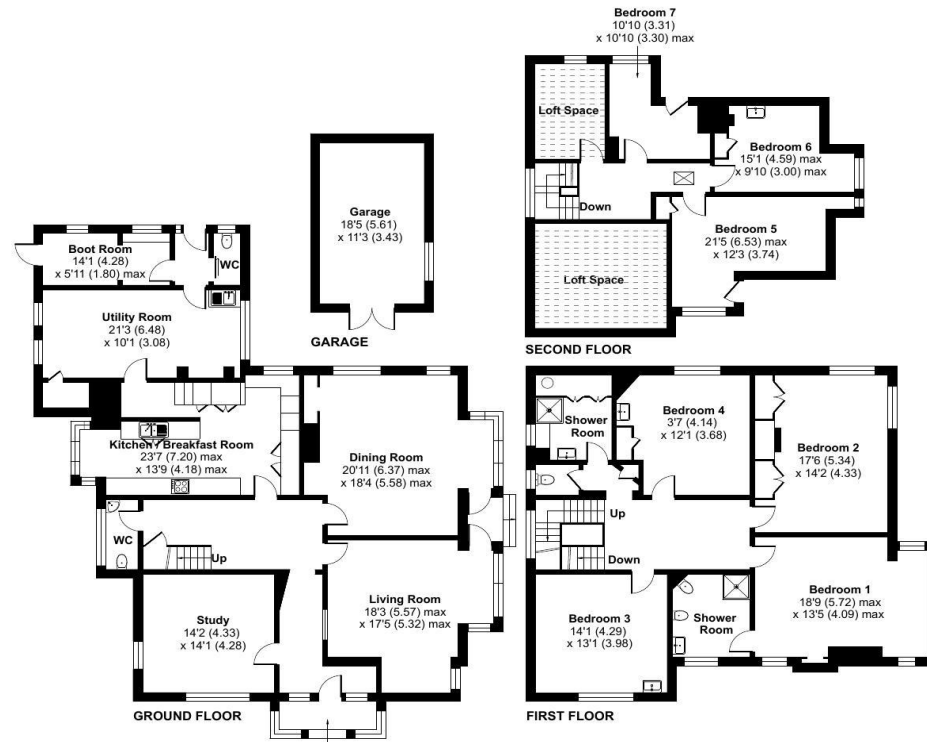
Approximate Area = 3659 sq ft / 339.9 sq m

Limited Use Area(s) = 273 sq ft / 25.3 sq m

Garage = 207 sq ft / 19.2 sq m

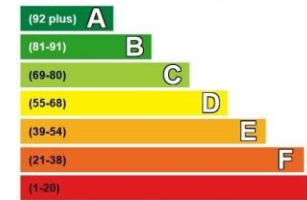
Total = 4139 sq ft / 384.4 sq m

For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	77



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.