

Stafford Lake Nursery, Stafford Lake, Knaphill, Woking, Surrey, GU21 2SJ

CLARKE C·G GAMMON 1919



Stafford Lake Nursery

Stafford Lake, Knaphill, Woking, Surrey, GU21 2SJ

A substantial single-storey home with annexe, garaging, extensive outbuildings, two polytunnels and grounds extending to approximately 4.316 acres.

- Set within approximately 4.7 acres
- Suitable for a variety of uses
- Potential barn conversion (STTP)
- Single-storey principal residence of approximately 1,774 sq ft
- Flexible 3/4 bedroom accommodation
- Separate annexe/home office arrangement of approximately 315 sq ft
- Garage of approximately 482 sq ft
- Substantial barn/store outbuilding of approximately 1,737 sq ft
- Poly tunnels and greenhouses
- EPC: E

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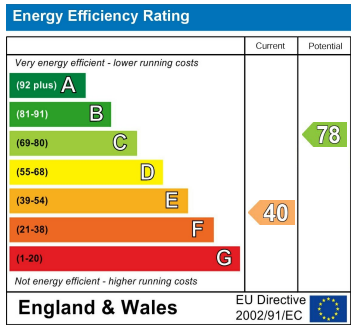
THE PROPERTY

Stafford Lake Nursery combines a spacious detached single-storey residence with a wide range of ancillary buildings, polytunnels and former nursery land spanning approximately 4.7 acres. The property offers a balance of comfortable residential accommodation and extensive external space, making it well suited to buyers seeking home, work, storage, hobby or lifestyle use, subject to any necessary consents.

The principal dwelling is arranged across one floor and provides well-proportioned accommodation with a practical layout. The main living room is a generous space, enjoying an outlook over the garden and opening towards the terrace. There is a separate dining room, kitchen/breakfast area, utility space and a study, which could be utilised as a fourth bedroom, giving flexibility for family living or home working.

The bedroom accommodation is positioned separately from the main reception areas, with three bedrooms including a large principal bedroom with fitted storage and an adjoining en-suite shower room. The layout is practical and adaptable, with scope for a purchaser to update or reconfigure to suit their requirements.

Adjoining the main accommodation is a useful annexe/home office section, providing additional office space, utility area and WC facilities. This area would lend itself to a variety of uses, including working from home, guest accommodation or ancillary living space, subject to any necessary approvals.



SERVICES: Electric and Water. No gas supply or oil tank. Private Drainage.

LOCAL AUTHORITY: Surrey Heath
TAX BAND: G


















STAFFORD LAKE
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1.22m RH
1.30m RH
1.22m RH
1.22m RH
1.22m RH
0.91m RH
0.91m RH
FB
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Stafford Lake Nursery
Area: 4.319 acres (1.748 ha)
Path (um)

SITUATION

Stafford Lake Nursery is situated in Knaphill, a well-established village on the western side of Woking, offering a good range of day-to-day amenities including local shops, cafés, schools, public houses and other services. The property is well placed for access to the neighbouring villages and settlements of Bisley, Pirbright and Brookwood, each offering their own local facilities, green spaces and village character.

The surrounding area is particularly well regarded for its access to countryside, woodland and open spaces, with numerous walking routes and recreational opportunities close by. Brookwood provides a useful local railway station, while Woking town centre offers a wider range of shopping, leisure and dining facilities, together with a mainline station providing regular services to London Waterloo. Guildford is also within easy reach, offering a further comprehensive range of shops, restaurants, schools, leisure facilities and cultural amenities.

The wider road network gives access to Woking, Guildford, Camberley and the surrounding Surrey towns and villages, making the location practical for both local and commuter needs. Stafford Lake Nursery therefore offers an appealing balance of privacy, space and a semi-rural setting, while remaining conveniently positioned for nearby amenities, transport links and larger town centres.

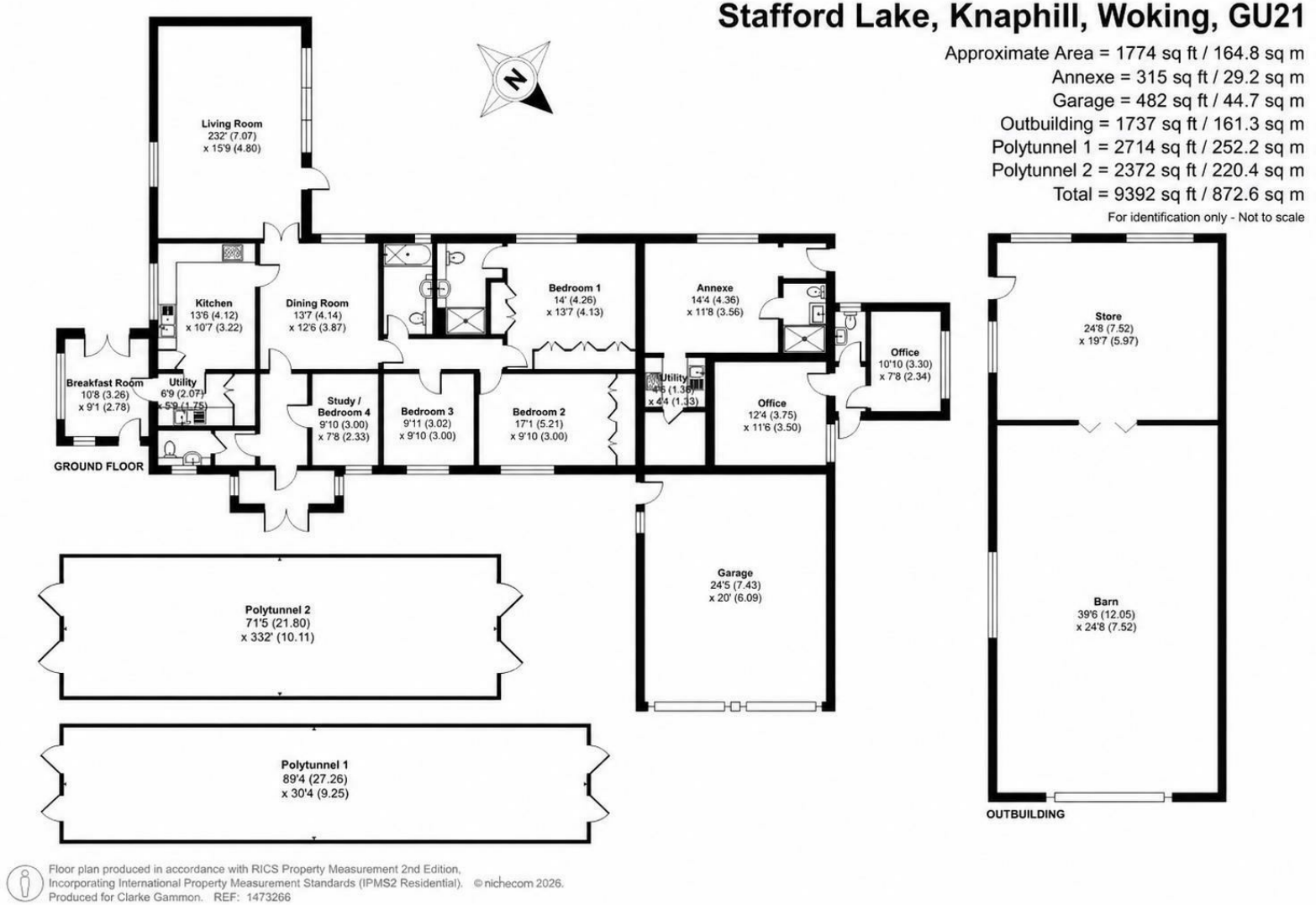
DIRECTIONS

Turn into Stafford Lake from Bagshot Road (A322), passing Bisley Common. Continue down Stafford Lake for approximately 0.5 miles, where the property will be found on your left hand side.



Stafford Lake, Knaphill, Woking, GU21

Approximate Area = 1774 sq ft / 164.8 sq m
Annexe = 315 sq ft / 29.2 sq m
Garage = 482 sq ft / 44.7 sq m
Outbuilding = 1737 sq ft / 161.3 sq m
Polytunnel 1 = 2714 sq ft / 252.2 sq m
Polytunnel 2 = 2372 sq ft / 220.4 sq m
Total = 9392 sq ft / 872.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1473266

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.