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# ST JOHNS

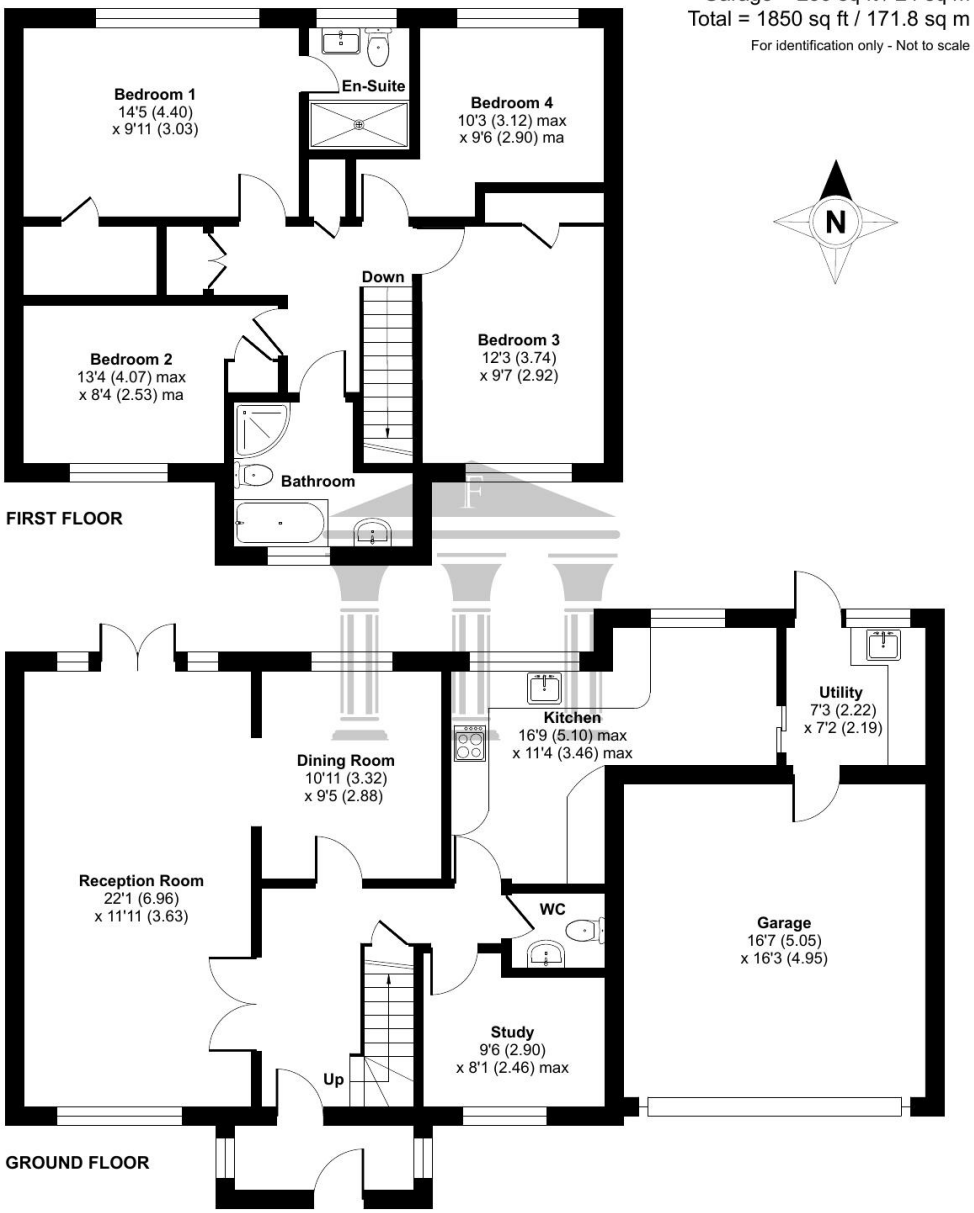
# OIEO £900,000

**Rarely available to the market, this impressive double fronted four bedroom, two bathroom detached residence enjoys stunning far reaching views and offers spacious, versatile accommodation ideally suited to modern family living. Offered with NO ONWARD CHAIN.**

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# Barricane, St Johns, Woking, GU21

Approximate Area = 1591 sq ft / 147.8 sq m
Garage = 259 sq ft / 24 sq m
Total = 1850 sq ft / 171.8 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.
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## Barricane, St Johns, Woking, Surrey, GU21

- **Four bedroom detached residence**
- **Well appointed kitchen/breakfast room**
- **Three separate reception rooms**
- **Two bathrooms**
- **Mature secluded rear garden**
- **Driveway & attached double garage**
- **NO ONWARD CHAIN**



Rarely available to the market, this impressive double fronted four bedroom, two bathroom detached residence enjoys stunning far reaching views and offers spacious, versatile accommodation ideally suited to modern family living. Occupying a desirable position within walking distance of St Johns Village and Lye, the property combines a peaceful setting with excellent convenience. Offered with NO ONWARD CHAIN, this is a wonderful opportunity to acquire a substantial home in a highly sought after location.

The ground floor accommodation is both generous and well balanced, featuring three separate reception rooms, including a spacious double aspect reception room flooded with natural light and enjoying delightful outlooks over the surrounding area. A well appointed kitchen/breakfast room provides an ideal space for both everyday living and entertaining, complemented by a separate utility room and a downstairs cloakroom.



To the first floor, the principal bedroom benefits from a well appointed en-suite shower room, whilst three further well proportioned bedrooms are served by a stylish family bathroom. The layout offers flexibility for growing families, guests or those working from home, with all rooms enjoying an abundance of natural light and attractive views.

St John's is a highly regarded residential area on the south-western edge of Woking, offering an excellent balance of convenience and suburban tranquillity. Woking town centre is approximately two miles away and provides an extensive range of shopping, dining and leisure amenities. Woking mainline station offers fast and frequent services into London Waterloo in as little as 26 minutes, accessible via a convenient pedestrian cut-through at the end of the road. The area is also well connected by road, with easy access to the A3, M25 and M3. St John's is well regarded for its excellent educational provision, with a selection of highly regarded state and independent schools nearby, including Hoe Bridge, Holy Trinity, Royal Grammar, Guildford High, Lanesborough and Tormead. Recreational facilities are plentiful, with Woking Golf Club, Woking Tennis Club and the David Lloyd leisure centre all within easy reach.

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







