



CHURCH ROAD,

Woking GU21



OFFERING COUNTRY-HOUSE PRIVACY AND FLEXIBLE FAMILY

This is a rare long-term rental opportunity: a substantial private family home set in approximately 3.4 acres near St John's Village.



Local Authority: Woking Borough Council

Council Tax band: H

Furniture: Optional

Deposit amount: £12,115.38

Available date: Now

Guide price: £8,750 per calendar month

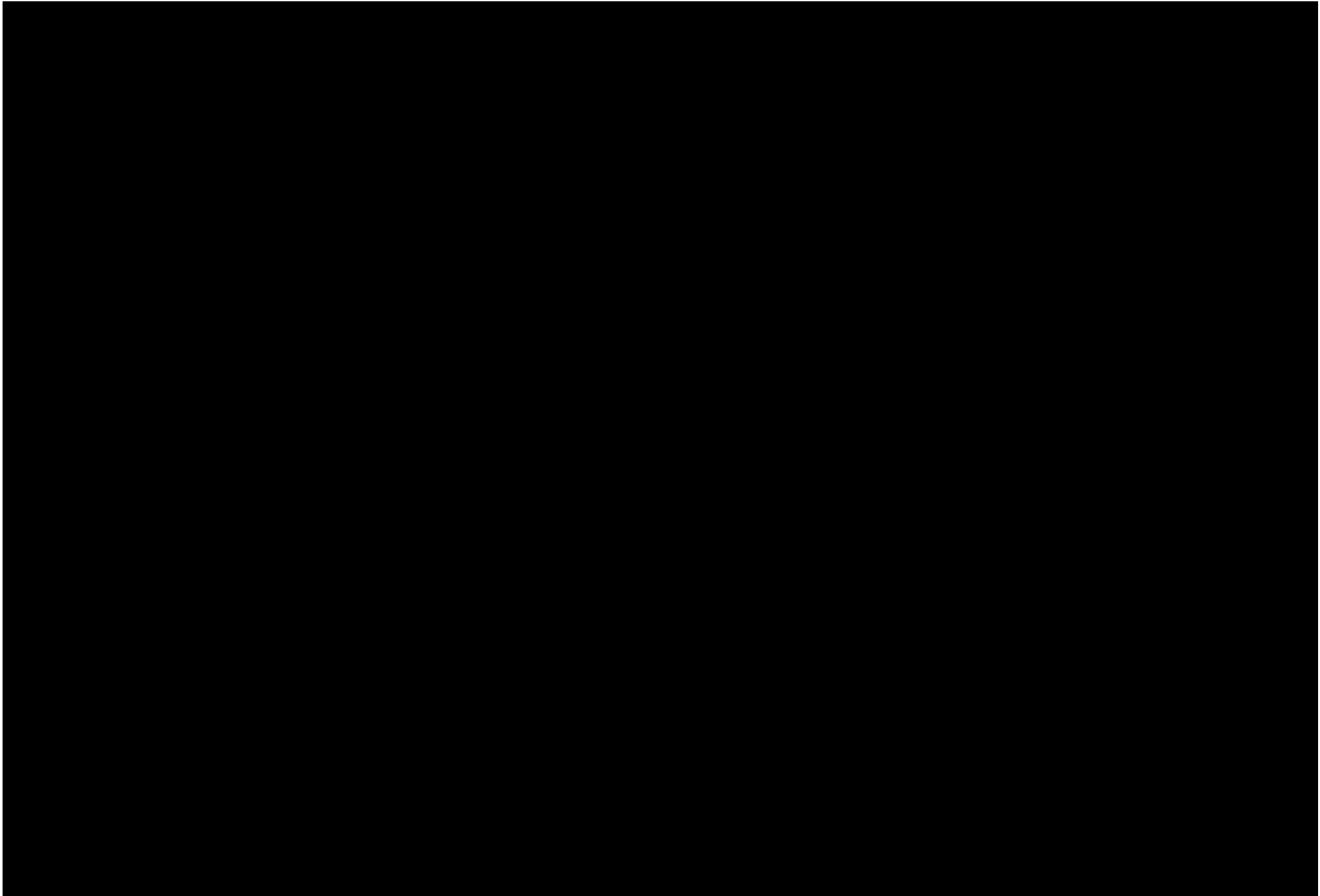


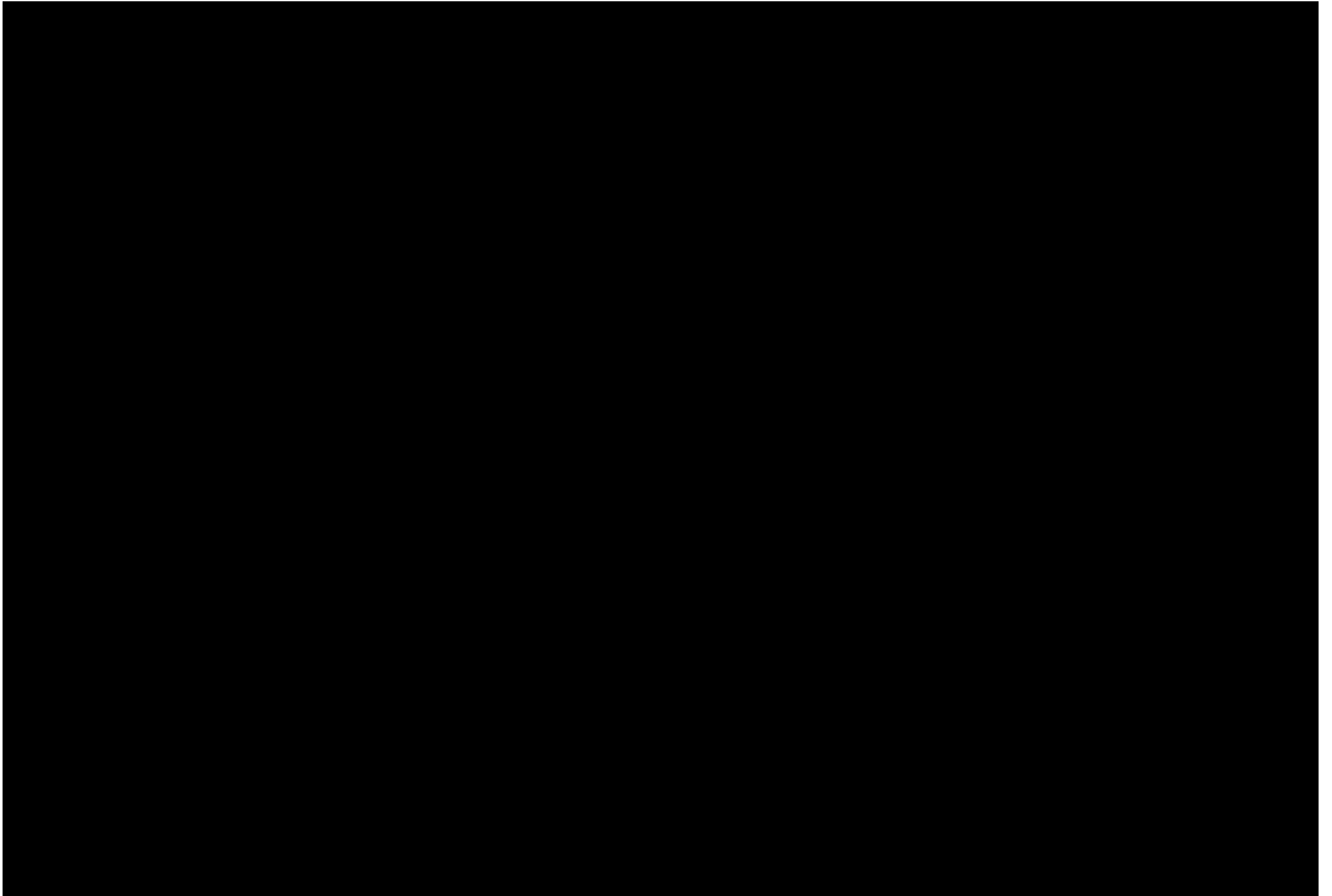
On the ground floor, the heart of the home is the immaculate kitchen/breakfast room, complete with high-end appliances including twin ovens, a built-in coffee machine, wine fridge and American-style fridge freezer. The space flows into a bright conservatory with bi-fold doors opening out to the landscaped gardens. A series of elegant reception rooms – including a family room, drawing room and dining room – all provide access to a large southwest-facing terrace, creating seamless indoor-outdoor living.

A grand reception hall with marble flooring and a sweeping staircase sets a sophisticated tone on arrival. Further ground-floor features include a cinema room with projector and screen, and a versatile guest suite with bedroom, shower room and study, ideal for visiting guests or use as an annexe.









Upstairs, the principal bedroom suite offers a private balcony, dressing room and luxurious en-suite bathroom. Six additional bedrooms and four well-appointed bathrooms complete the first-floor accommodation, providing excellent space for larger families or visiting guests.

Set within approximately 3.4 acres, the grounds feature immaculate gardens and private woodland with scenic walking paths. A triple garage block includes a gym and wood store, while electric gates open onto a sweeping driveway, ensuring privacy and an impressive entrance.

Offering space, privacy and luxury in equal measure, this outstanding home provides an exceptional lifestyle in a private and tranquil setting — perfectly suited to families seeking both comfort and elegance.







- Recently repainted and recarpeted; move-in ready
 - Full-fibre broadband, suitable for remote working, studying and streaming
 - Contemporary kitchen and generous family living areas
 - Cinema room
 - Multiple studies / home offices
 - Self-contained annexe, suitable for guests, extended family, a nanny or au pair
- Gardens and outdoor living
- Approximately 3.4 acres, surrounded by mature gardens and woodland
 - Exceptional privacy, with space for family life, entertaining and outdoor activity
 - Four garden-facing rooms open directly outside through French doors, creating strong indoor-outdoor flow
 - Direct access to country walks from the doorstep
 - Nearby canal paths offer attractive routes for walking, running and cycling
 - Three-car garage block
 - Separate art studio / gym
 - Additional storage room



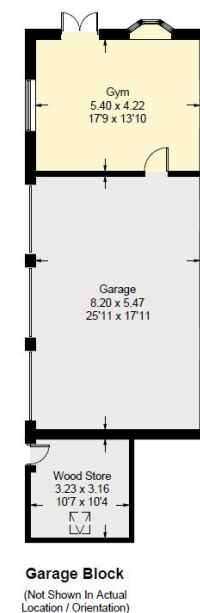
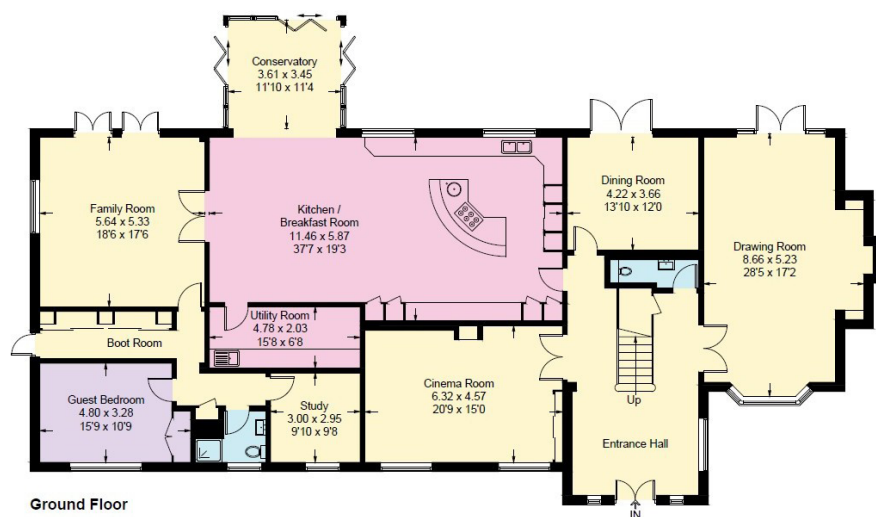


LOCATION

Woking is a bustling town with a wide range of shops catering to everyday needs, with more extensive shopping options available in nearby Guildford, about 5.5 miles to the south. The area boasts a wealth of recreational facilities and excellent transport links, including the A3 and M3 for easy access to London and the south coast. Junction 11 of the M25, approximately 8 miles away, connects to the national motorway network and London's international airports, Heathrow and Gatwick. Woking's mainline railway station offers frequent services to London Waterloo, with a journey time of just 23 minutes. The town is well-regarded for its diverse schooling options and offers a range of local sporting facilities, including golf courses at Woking, Worplesdon, West Hill, and Sutton Green. The surrounding area features an extensive network of bridleways and footpaths for country pursuits, alongside tennis clubs and racing venues at Ascot, Windsor, and Sandown.







Approximate Gross Internal Area = 527.5 sq m / 5679 sq ft
(Including Reduced Headroom)
Garage Block = 80 sq m / 861 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



<LeadNegotiatorName>

<LeadNegotiatorNumber>

<LeadNegotiatorEmail>

Knight Frank <OfficeName>

<OfficeAddress>

<OfficeAddress>

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