



HIGH STREET
OLD WOKING, SURREY



JACKSON-STOPS 

THE OLD COTTAGE, 29 HIGH STREET, OLD WOKING, SURREY, GU22 9LW

Guide Price £875,000

Approx. 2,900 sq ft, including the ancillary accommodation

STEEPED IN HISTORY AND CHARM, THIS REMARKABLE GRADE II LISTED DETACHED HOME HAS ORIGINS DATING BACK TO THE 1500s.

MILEAGES AND JOURNEY TIMES (approx.)

Woking Station 1.9 mile (London Waterloo 24mins)

Woking Town Centre 1.9 mile

London 30.2 miles

Heathrow Airport 17 miles

MAIN ACCOMMODATION

Kitchen with Pantry

Living Room

Dining Room

Conservatory

Sitting Room/Fifth Bedroom

Utility Room

Downstairs WC

Master Bedroom with En-Suite Shower Room

Two further First Floor Bedrooms

Family Bathroom

First Floor WC

Three Bireplaces, including one in the Principal Bedroom

GARDENS AND GROUNDS

Rear and Side Gardens

Terrace

Lawn and Patio areas

Double Garage

Large gravelled Parking Area

Self-Contained Living in Garden Annex

Garden Studio

Plot is approximately one-third of an acre with Store Outbuildings



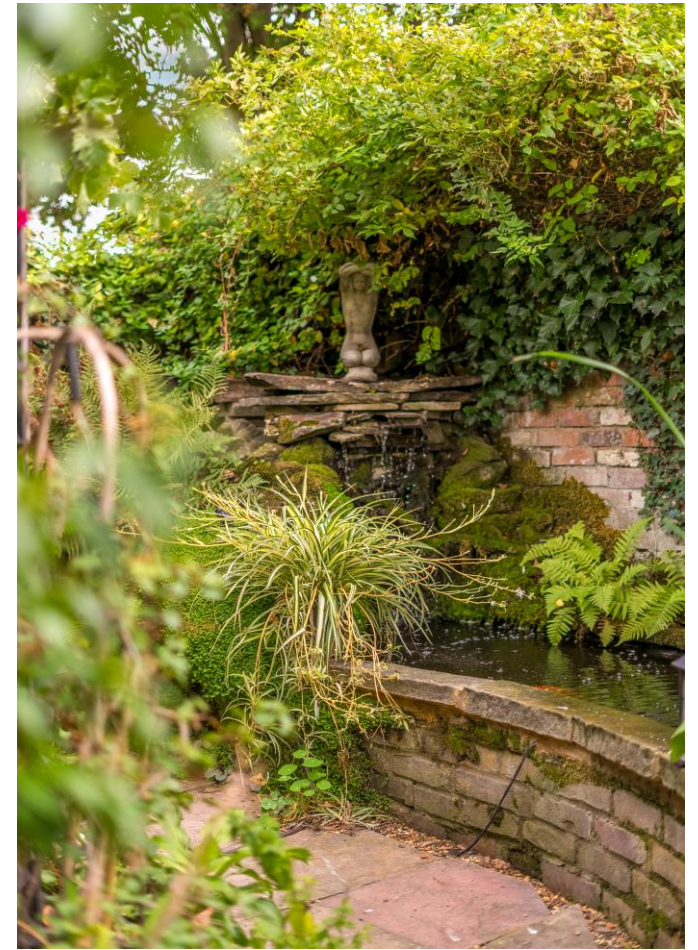
Have you ever dreamed of living in a home with extraordinary period charm? Do you appreciate the quality of yesteryears craftsmanship; if you're allured by history and value the quality of enduring building skills and materials, then this is the property for you.

This 16th century house is an exceptional showcase of its historical heritage. With an abundance of features you would expect of its period, but so unexpectedly well preserved and retained. It has been impeccably updated with reverence to its historic origins. It is rare to see a property of this age in such unadulterated form. The current owners have invested both money and time in their unfaltering endeavour to bring this house to the market in its current impressive condition.



One of the few remaining Tudor properties of Old Woking and likely to have been on the estate of the former Royal Woking Palace, The Old Cottage is a step back in history which has survived centuries of development around it and remains as a reminder of what would once have been a much more rural setting. Yet don't expect to have to cook over the open fire or have to fill the washtub from the local well, this house has been respectfully brought into the 21st Century with its recent creative and clever refurbishment and sympathetic décor.

The accommodation is well laid out and rightful attention to the original features of this well preserved period dwelling has created a home that combines history with the subtle merging of modern living, within this truly exceptional 1500's vernacular house.



DESCRIPTION

The current favoured access to the house is to the rear of the property on the side of the parking area. From the garden you step into the delightful kitchen, with views into the living room oozing with warmth and atmosphere. As soon as you enter you have the immediate impression that this house is a tribute to its authentic past. The colours used throughout many of the principal rooms are reminiscent of a bygone era and resonate the choices of natural pigments typically used from earthy tones of red and ochre to plant and mineral tones of blue and green.

The kitchen is furnished with solid oak cabinets and granite work surfaces, has a traditional range cooker and a useful pantry.

From the kitchen there are two choices, one door into the living room and another door through to the dining room. The living room has, typical of its time, an inglenook fireplace with brick facing and bressummer beam with an attractive feature bread oven and large wood burner. This is a very atmospheric place to sit and relax or entertain.



Accessed either from the kitchen or living area, via the small hallway with staircase to the first floor, is the dining room, again with a large open fireplace with brick surround and wood burner. This is a dual aspect room with leaded glass French doors straight into the conservatory and subsequently into the garden.

The conservatory provides another aspect to the living areas for a place to relax and enjoy, as it very much spills into the garden.



NOTE:

There is also a door from the dining room (which is not generally used) which gives access to a self-contained wing of the house, currently used as an AirBnB. The wing has its own exterior entrance from the far end of the house and provides a compact living space with kitchenette, toilet, bedroom and access to its own upstairs shower room.

From the original front door lobby area, accessible from both the living and dining rooms, are stairs to the first floor where there is the master bedroom and two further bedrooms, a bathroom and separate toilet. The rooms have the original wide oak planked floors, another acknowledgement of the quality and longevity of the construction.

NOTE:

The house was recognised as a civic landmark in 1957 for its significant historic interest





The Lodge



GARDEN:

This is undoubtedly the epitome of a quintessential English cottage garden; surrounded by mature trees and delivering various ambiances including water features, winding stone paths through a plethora of colourful flowers and shrubs, this is definitely a gardener's delight.

Wrought iron gazebo structures, hidden seating areas, traditional garden lighting, and a treasure of a further find at the end of the garden.

GARDEN ANNEXE

At the end of a winding path where you will find yourself at the bottom of the garden, is an attractive wood and brick building which provides a self-contained unit consisting of a living room, a kitchen area, bathroom and bedroom, all of which have been tastefully fitted out to give an opportunity for further independent living; currently being occupied regularly through Airbnb.





OUTSIDE

There is a wide entrance off the High Street into a gravelled parking and turning area for several cars. This area has access through a door into the garden and then immediately into the kitchen. There is a garage and several covered storage areas.





LOCATION

Situated on Old Woking High Street within easy walking distance to the many local shops, including cafes, local supermarket, pharmacy etc. along with local schools such as the highly regarded St John The Baptist Comprehensive School and Woking College and plenty of recreational offerings such as Woking Leisure Centre and Pool in the Park and Hoebridge Golf Centre.

INFORMATION

Council Tax Band: E
Local Authority: Woking Borough Council
EPC Rating: D
Tenure: Freehold
Latitude: 51.302827
Longitude: -0.548969
What Three Words: [///stay.chat.songs](https://www.threewords.co.uk/words/:///stay.chat.songs)
No Onward Chain
Potential: Development potential within the outbuildings along the driveway, subject of course to the necessary consents.

Mains Gas, Electricity and Water.
Full Fibre Broadband.



The Old Cottage, 29 High Street, Old Woking, Woking

Approximate Area = 1763 sq ft / 163.7 sq m

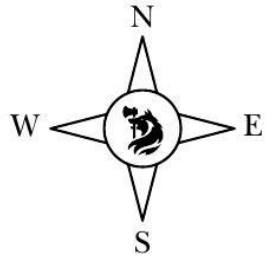
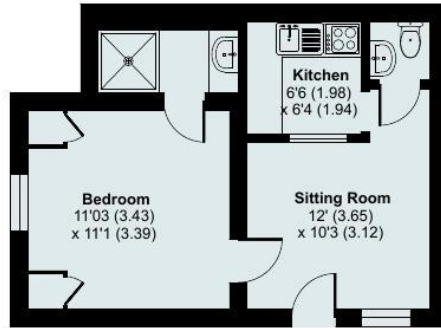
Garage = 254 sq ft / 23.5 sq m

Outbuildings = 542 sq ft / 50.3 sq m

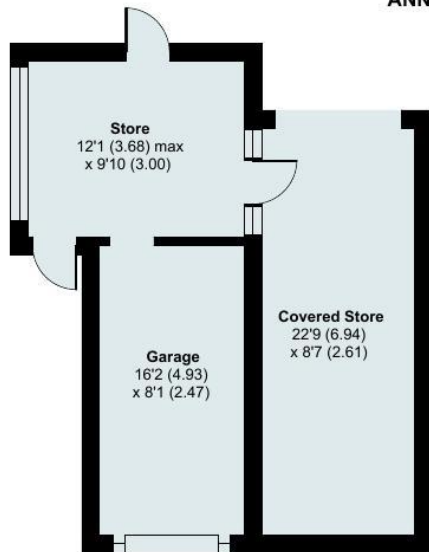
Annexe = 342 sq ft / 31.7 sq m

Total = 2901 sq ft / 269.2 sq m

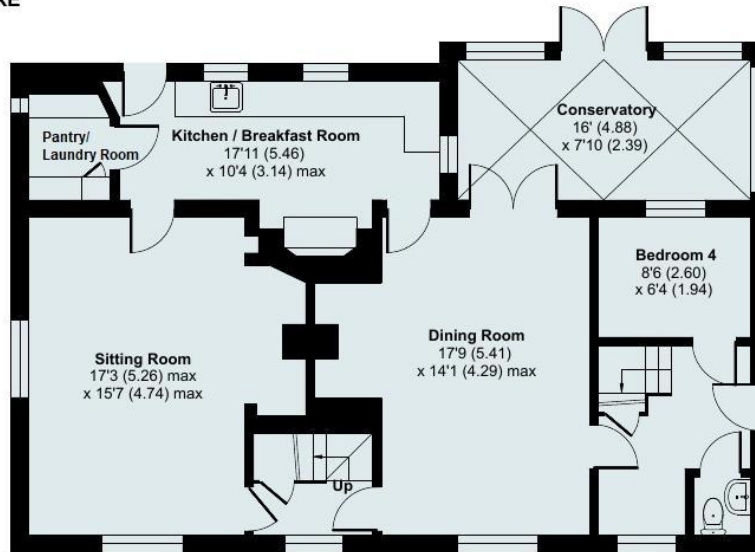
For identification only - Not to scale



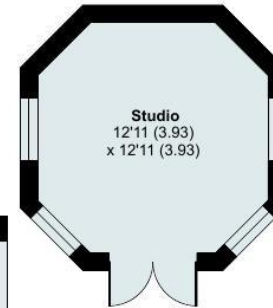
ANNEXE



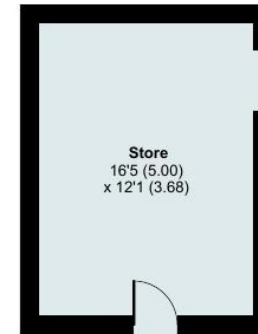
GARAGE



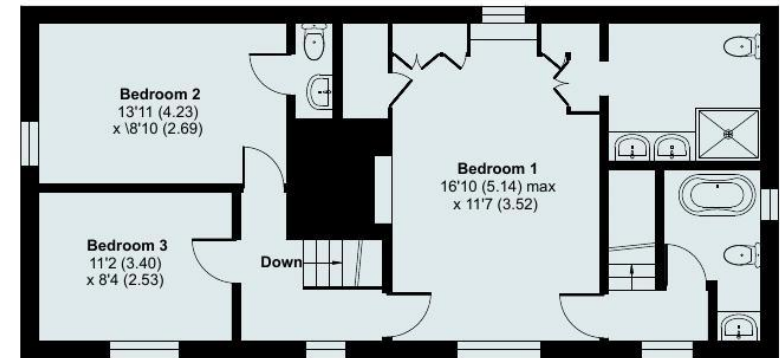
GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1514986

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



JACKSON-STOPS, WOKING

01483 322 135

woking@jackson-stops.co.uk

jackson-stops.co.uk



ZOOPLA

rightmove 



JACKSON-STOPS 

PROPERTY EXPERTS SINCE 1910