

Homes of Distinction

ST JOHNS

Firbank Drive, St Johns, Woking, Surrey, GU21

Secluded Living with Exceptional Potential

Rarely available to the market, this attractive four bedroom detached residence occupies an enviable position within a highly sought after cul-de-sac on the fringes of prestigious Hook Heath. Set within beautifully established grounds, the property enjoys a wonderful sense of privacy and seclusion, whilst offering generous, versatile accommodation and exceptional potential for enlargement and bespoke enhancement, subject to the necessary planning permissions and consents. Presenting an exciting opportunity to create a truly individual home tailored to contemporary luxury living, this is a compelling proposition for discerning purchasers seeking a desirable address with considerable scope for the future.

The accommodation is approached via a spacious and welcoming entrance hall, providing access to two well-proportioned reception rooms, perfectly suited to both formal entertaining and relaxed family living. The kitchen offers further scope for personalisation, whilst a conveniently positioned downstairs cloakroom completes the ground floor accommodation. To the first floor, a central landing leads to three bedrooms and a family bathroom. A further staircase rises to the converted loft, where a fourth bedroom and additional bathroom provide excellent flexibility, ideal for accommodating guests, older children or those seeking a more private retreat.

Outside, the property is complemented by a mature and wonderfully secluded rear garden, creating a delightful setting for outdoor entertaining, relaxation and family enjoyment. The grounds also offer exciting possibilities for further enhancement, whilst a separate home office provides a valuable and increasingly desirable space for home working. To the front, a driveway provides off-street parking and leads to the integral garage, adding to the practicality and appeal of this impressive home.

Combining a prestigious residential setting, established gardens and outstanding potential, this rarely available property offers an exceptional opportunity to create a distinctive family residence in one of the area's most desirable locations. Offered to the market with no onward chain, it represents an enticing prospect for purchasers looking to secure a long term home with the freedom to realise their own vision.

Council Tax Band F
EPC Rating E
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

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LOCATION

Occupying an enviable position on the fringes of Hook Heath, one of Woking's most desirable residential locations, the property enjoys an exceptional balance of peaceful surroundings, convenience and lifestyle appeal. Bordering the village of St John's, the area is characterised by leafy residential roads, established homes and an abundance of green open spaces. Recreational facilities are excellent, with the renowned Woking Golf Club approximately ten minutes' walk away, alongside nearby Worplesdon and West Hill Golf Clubs, Woking Tennis Club and the David Lloyd leisure centre. The area is also exceptionally well served by highly regarded state and independent schools, including Hoe Bridge, Holy Trinity, Royal Grammar School, Guildford High School and Tormead. Woking town centre lies approximately two miles away, offering an extensive range of shopping, dining and cultural attractions, while historic Guildford is also within easy reach. For commuters, Woking's mainline station provides frequent services to London Waterloo in approximately 23–26 minutes, with a convenient pedestrian cut-through at the end of the road providing access towards the station. Excellent road links via the A3, M25 and M3 further enhance connectivity, making this an outstanding location for those seeking a refined residential setting without compromising on convenience.











ACCOMMODATION & SPECIFICATION

- Rarely available four bedroom detached residence in a highly sought after cul-de-sac
- Prestigious residential setting on the fringes of Hook Heath
- Exceptional potential for enlargement and bespoke enhancement, subject to the necessary consents
- Spacious entrance hall and two well-proportioned reception rooms
- Versatile accommodation arranged over three floors, including a loft converted bedroom with additional bathroom.
- Substantial, mature and secluded rear garden offering a wonderful degree of privacy
- Separate garden home office, ideal for remote working
- Driveway providing ample parking, leading to an integral garage
- An outstanding opportunity to create a distinctive family home, offered with no onward chain.

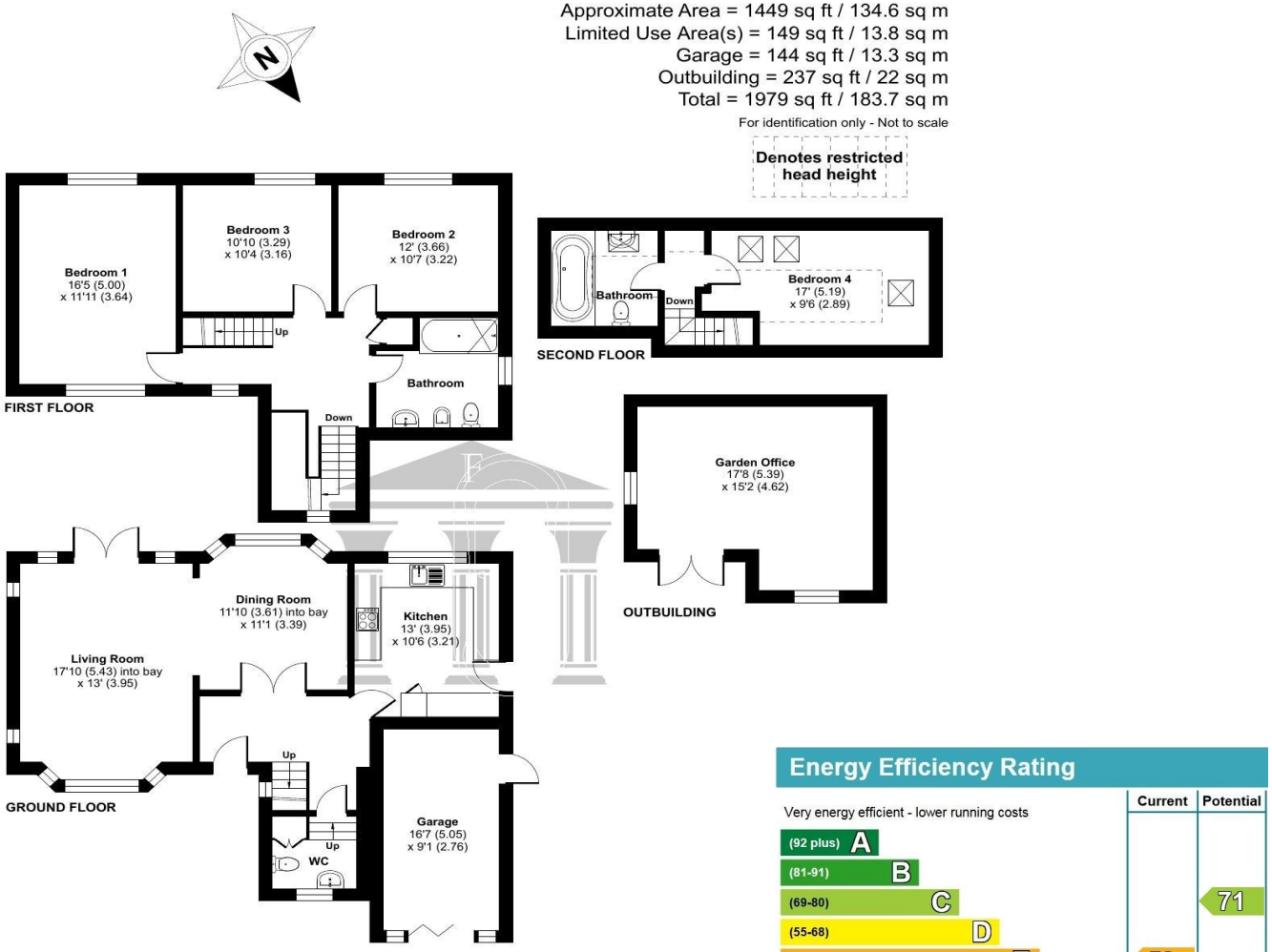




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Approximate Area = 1449 sq ft / 134.6 sq m
Limited Use Area(s) = 149 sq ft / 13.8 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 237 sq ft / 22 sq m
Total = 1979 sq ft / 183.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Foundations Independent Estate Agents. REF: 1543433

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www.foundationsofwoking.com

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