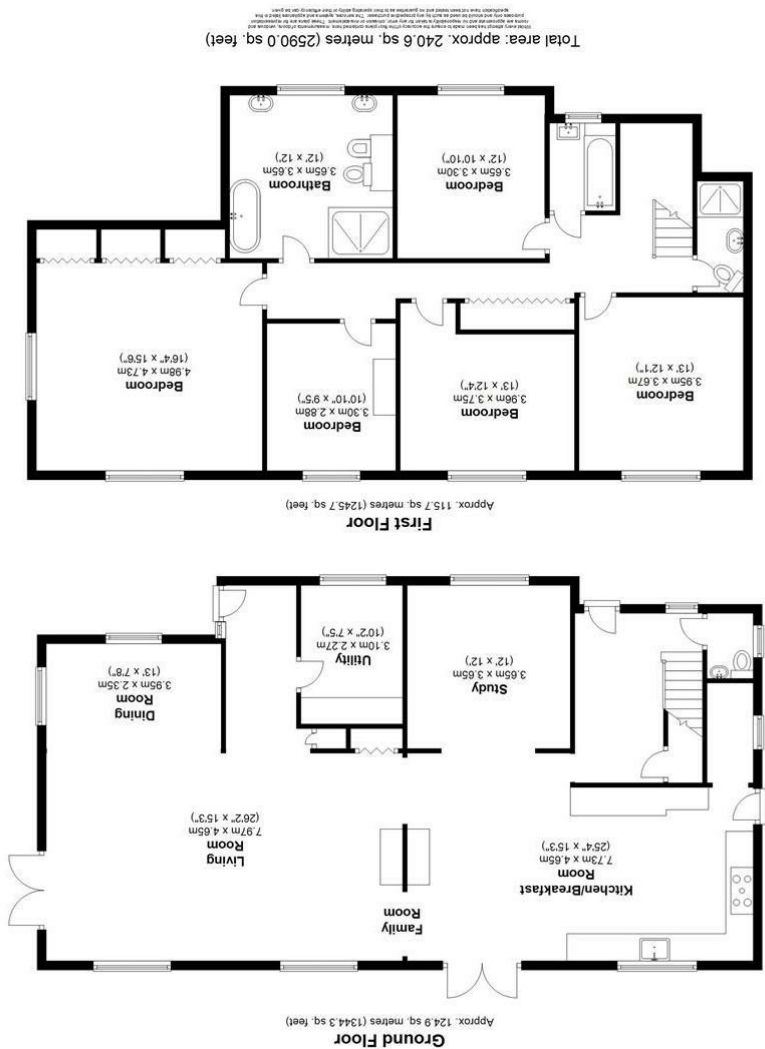


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England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
	Not energy efficient - higher running costs	(1-20) G
Current	83	59

England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	78	49





### 3 Cheapside

Woking, GU21 4JG



#### Features

- Set within Horsell Common
- Substantial period property
- Large gardens
- Space for double garage
- 5 double bedrooms
- Close to Woking Station
- Gas central heating
- 2 driveways
- Open plan living
- Luxurious ensuite

This is a substantial characterful detached family home, set within a country lane within Horsell Common, yet being within about a mile or so from Woking main line station. The location is lovely, the house is set opposite Horsell Common and enjoys a wooded outlook and very private rear garden. The house itself is large, and very spacious throughout. Downstairs the living accommodation is largely open plan, although there is the possibility of separating to individual reception rooms if one prefers.

The accommodation flows very well, and downstairs is perfect for entertaining. With the living space backing overlooking the garden any party could overspill to the garden very easily for those summer BBQ parties. The kitchen is fully fitted and there is also a walk in larder cupboard, which offers much extra storage space.

The living room is large, and there is an attractive feature fireplace which opens to both the living room and family / kitchen area. The dining room is L shaped to the living room, together with a separate office. Upstairs, each bedroom is a large double, of which there are 5 in total. The Master enjoys an enormous, luxurious ensuite bathroom, in addition to the other 2 which can be found on the first floor.

#### Local Area

This property is close to the very pretty and popular Horsell Village where there is a choice of local shops, restaurants and pubs in the High Street. Horsell Common and The Basingstoke Canal are also very close-by, both popular sites for dog walkers. Schools locally are excellent. Woking town centre is in close proximity, offering a wider variety of shops, restaurants and coffee shops, a multi-screen cinema and a theatre which shows pre West End productions. The mainline train station offers frequent fast trains to London Waterloo (reached within approx. 25 minutes) and good communication links to the A3, M3 and M25 allowing easy access to London Heathrow and Gatwick airports.

#### Directions

Exit Woking on Victoria Way and take the A3046 Chobham Road towards Chobham. At the 1st mini roundabout take the 2nd exit, continuing along Chobham Road. Follow the road along and at the next mini roundabout take the 1st exit (still Chobham Road) and then the 1st left into Cheapside. The property can be found on the left hand side.

