



Woodham Lane, New Haw, KT15 3NH

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**GRANTS**  
**HOMES**





Offered to the market in fantastic order is this substantial (2139 sqft/198.8 sqm) family home set in an ideal location for schools, local amenities and public transport links.

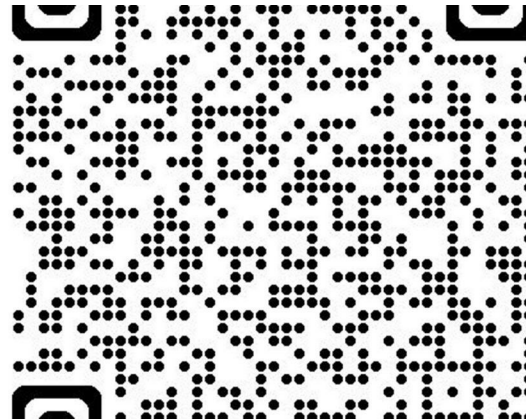
Skillfully extended, the accommodation is spacious throughout with a ground floor consisting of a front aspect living room, separate front aspect dining room, rear aspect family room with floor to ceiling windows and french doors affording fantastic views over the deck, pond and rear garden, fully fitted kitchen with access to the rear garden, utility room and modern wet room. Thoughtfully designed the utility room, wet room and dining room could easily become an annex for a loved one, even having its own entrance if desired.

The hits keep coming on the first floor with two double bedrooms of almost equal size with built in storage, a family bathroom, a stunning shower room with steam room feature and the principle double bedroom with views out over the garden and double doors leading to a wonderful dressing room, which is easily returned to being a fourth double bedroom.

The rear garden is a real labour of love for our clients, with a raised deck overlooking a koi pond, mature plants border a lawn in the area nearest. As you head further into the garden you will find a sizeable home office with power, a shed and an area which has been designated as a wildlife garden by the owners.

The property sits back from the road with ample parking in the front garden sitting in tandem with landscaped borders, keeping a degree of seclusion.

Freehold

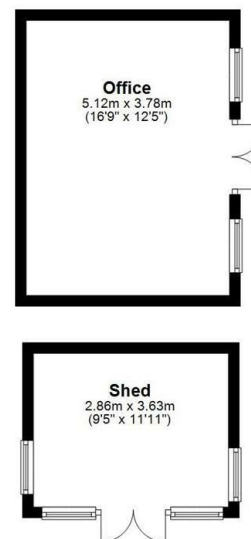
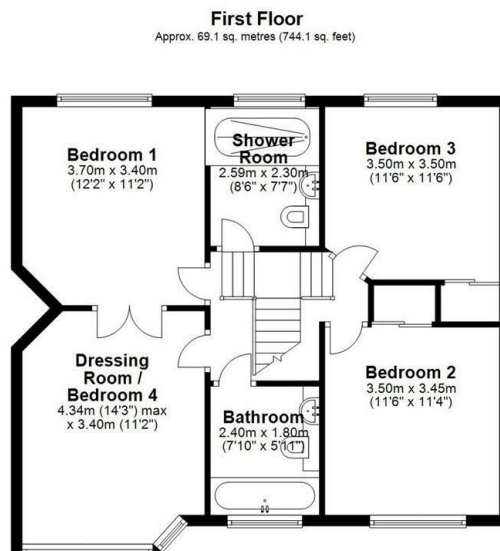
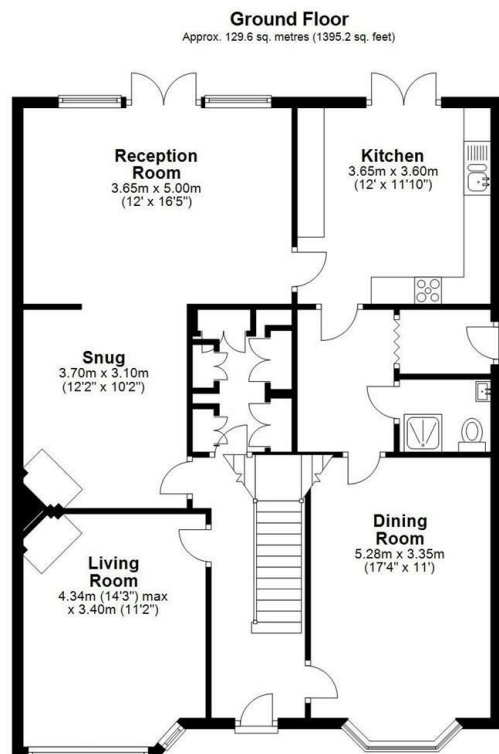






EPC: C77





Total area: approx. 198.8 sq. metres (2139.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



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