



Richard State

Independent Estate Agents

Woodstock, Woodham Lane, New Haw, KT15 3NJ £825,000

A most impressive four/five bedroom double fronted detached residence having been the subject of a recent programme of extension and improvement resulting in an outstanding family home, the highlight being a fabulous 25'7 x 17'9 contemporary fitted kitchen dining room with quartz worktops, a large island and bifold doors with the entire ground floor having underfloor heating. The ground floor comprises a living room, study area, cloakroom, storage room, the superb kitchen dining room with a separate utility room and a spacious family room which could always be used as a fifth bedroom. Upstairs, the master bedroom has a luxury ensuite shower room with the three further bedrooms served by a family bathroom and additional cloakroom. The property is complemented by a frontage providing parking for several vehicles and an easily maintained landscaped rear garden with a large grey stone patio ideal for entertaining and al fresco dining. Woodstock is conveniently situated close to New Haw village shops, parks and popular schools for all ages with West Byfleet mainline station to Waterloo also readily accessible.
HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- Underfloor heating throughout the ground floor
- Fabulous fitted kitchen dining room with quartz worktops, large island and bifold doors
- Living room
- Family room/bedroom five
- Utility room
- Master bedroom with luxury ensuite shower room
- Parking for several vehicles



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The accommodation comprises (Please see attached floor plan)

ENTRANCE HALL: Composite front door, double glazed window with shutter blind, storage cupboards

CLOAKROOM: Plumbing and space for a w.c. and hand basin, sensor light

LIVING ROOM: Angular bay with double glazed windows and shutter blinds, downlighters, opening to;

KITCHEN DINING ROOM: A comprehensive range of white wall and base units with quartz worktops, two integrated Bosch ovens incorporating microwave, Bosch five burner gas hob and extractor hood, recess for fridge freezer, large island with contrasting blue wall and base units, quartz worktop with one and a half bowl sink, integrated dishwasher, solid timber breakfast bar, downlighters, roof lantern window, two Velux windows, fitted white storage units, impressive bifold doors opening on to a large grey stone patio

STUDY AREA: Velux window, door to;

STORAGE ROOM: Double glazed door to front

INNER LOBBY: Double glazed door to rear garden

UTILITY ROOM: Grey wall and base units with Corian stone worktop and one and a half bowl sink, plumbing for washing machine, space for tumble drier, downlighters, boiler

FAMILY ROOM/BEDROOM FIVE: Angular bay with double glazed windows and shutter blinds

STAIRS TO FIRST FLOOR LANDING: Storage cupboard, airing cupboard, downlighters, radiator, hatch to loft with ladder

CLOAKROOM: Modern white suite comprising w.c., hand basin in vanity unit, attractive wall tiles, wall mirror, Velux window, downlighters

MASTER BEDROOM: Double glazed window, radiator

ENSUITE SHOWER ROOM: Contemporary white suite comprising large shower enclosure, designer hand basin in vanity unit, w.c., attractive tiling to walls and floor with underfloor heating, illuminated wall mirror, double glazed window, radiator

BEDROOM TWO: Fitted wardrobe and storage unit, double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator, hatch to loft with ladder

BEDROOM FOUR: Fitted wardrobe, double glazed window, radiator

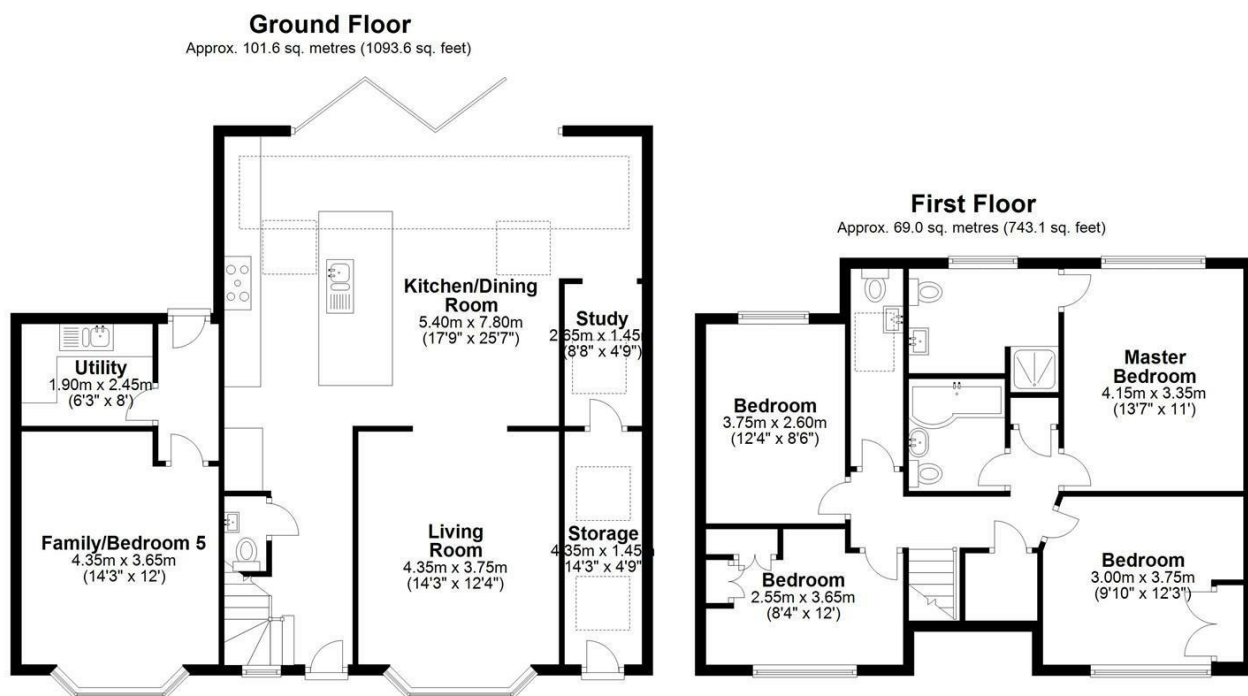
FAMILY BATHROOM: Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin in vanity unit, tiling, downlighters

OUTSIDE

FRONT GARDEN: Gravel driveway providing parking for several vehicles. (Could be an 'in and out' driveway subject to a second kerb being dropped).

REAR GARDEN: Large attractive grey stone patio, lighting, borders with shrubs, shed/workshop with light and power, remainder laid to lawn





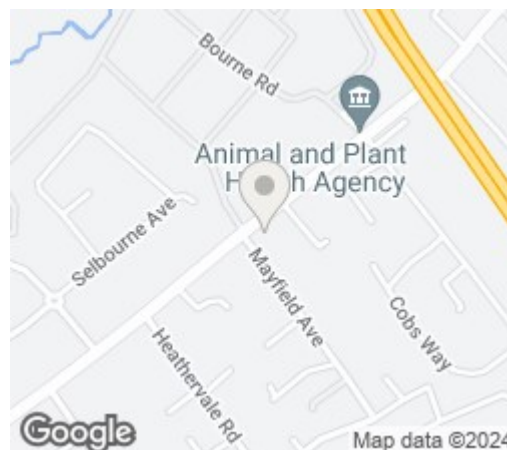
Approx. 101.6 sq. metres (1093.6 sq. feet)

Approx. 69.0 sq. metres (743.1 sq. feet)

Total area: approx. 170.6 sq. metres (1836.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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