





## Kashmir Close, New Haw, KT15

Guide Price £825,000

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Ideal for families wanting extra space inside and out, this four-bedroom home sits in a peaceful cul-de-sac and offers flexible living, a spacious garden and countryside views over a 100 acres of fields — one of the best plots on the road and a rare find in such a convenient setting.

This is a well-presented four-bedroom house with two bathrooms, including an ensuite to the main bedroom and a separate family bathroom. All four bedrooms are doubles, providing plenty of room for children, guests or working from home. The layout is practical, and the whole property is in good order throughout.

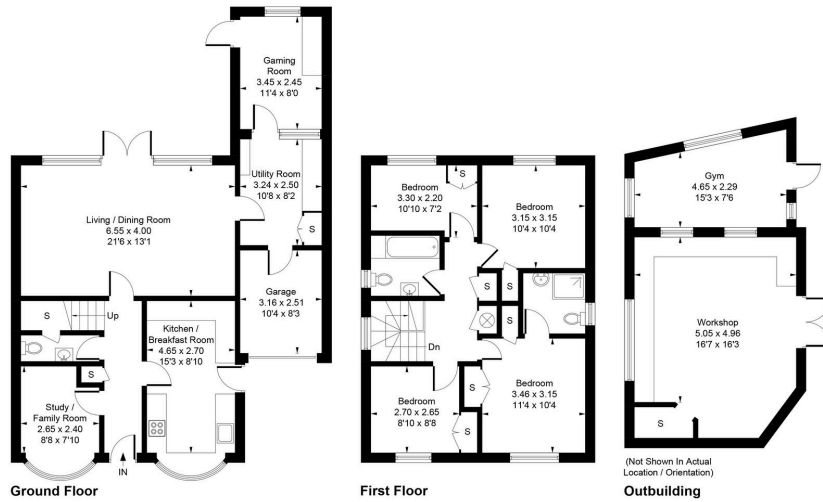
The ground floor includes a spacious living and dining room at the rear with doors opening directly onto the garden, creating a seamless connection between indoors and out. At the front of the house is a bright kitchen breakfast room with space for a table, and there's also a study or family room offering further flexibility. A downstairs cloakroom and a utility room, which links to both the garage and a further reception room currently set up as a gaming room, complete the downstairs. This extra reception space is ideal as a playroom, hobby area, snug or a quiet home office tucked away from the main living areas.

The garden is one of the largest — if not the largest — in the road. It's a standout feature, offering real space for families to enjoy outdoor life. Backing onto open land, it's incredibly private and spacious, with plenty of room for children to play, for entertaining, or for those who simply enjoy gardening.

At the end of the garden is a large studio with power, currently divided into two areas: a gym and a workshop. This space gives buyers real flexibility. Whether you need a home office, a creative space, a home business setup or even a fully self-contained annexe (subject to any relevant permissions), the potential here is huge. The building is solid and ready for use, offering real scope for future development or just a highly useful additional space straight away. Set in a quiet and attractive cul-de-sac, the property is within easy reach of nature and daily essentials. The Wey Navigation Canal and New Haw Lock are a short walk away, perfect for peaceful walks.



Approximate Gross Internal Area (Including Garage) = 145.12 sq m / 1562 sq ft  
 Outbuilding = 43.06 sq m / 464 sq ft  
 Total = 188.18 sq m / 2026 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Walkable Distance To Station
- Four Double Bedrooms
- And Canal
- Over 2000 sqft Of Accommodation
- Exceptionally Large Rear Garden
- Detached Outbuilding With Power
- Spacious Living / Dining Room
- Flexible Reception Spaces
- Well Equipped Kitchen Breakfast Room
- Integral Garage & Driveway
- Quiet Cul-De-Sac Location



*Your Journey, Our Priority*

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