



*Homes of Distinction*



## WOODHAM

Paxton Gardens, Woodham, Woking, Surrey, GU21

*A charming four bedroomed detached canalside residence with picturesque views*

Nestled at the end of a peaceful and highly desirable cul-de-sac, this stunning property boasts an enviable location, facing the large communal green. Welcoming you with its elegant charm, this four double bedroom, three bathroom detached family residence epitomises comfortable family living.

Step inside to discover an interior that seamlessly blends spaciousness with functionality. The heart of the home is the fabulous open plan kitchen/family room, providing an ideal space for gatherings and everyday living. Adjoining, a generously sized open plan dining room offers ample space for entertaining, while a separate inviting sitting room provides a cosy fireside retreat. The remaining ground floor layout comprises of an ample study perfect for working from home and a workshop for the DIY enthusiast. The utility room that contains all the convenient amenities and a cloakroom completes the ground floor layout.

Ascending the staircase, the first floor reveals the principal bedroom complete with an ensuite shower room, providing a tranquil sanctuary. Additionally, a guest bedroom with en-suite and two double bedrooms offer comfort and space, while an impressive family bathroom caters to the needs of the household.

Outside, the mature landscaped secluded garden beckons, offering tranquillity and waterside views, further enhanced by the presence of a charming log cabin and two entertaining terraces. Ample parking is provided at the front, with space for numerous cars leading to an integral garage, making this property the ideal family haven for those seeking both comfort and serenity.

Council Tax Band F

EPC Rating C

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





## LOCATION

This conveniently located property offers easy access to both West Byfleet and Woking town centres, boasting excellent train stations with frequent services to London Waterloo, making it an ideal choice for commuters. It also provides convenient links to Heathrow and Gatwick airports through accessible routes such as the M25 and A3. Woking features a thriving town centre with a wide range of shopping, dining, and leisure options, including attractions like The New Victoria Theatre & Cinema and the Lightbox Gallery. Families will appreciate the variety of state and private schools in the area, such as The Marist Primary, Halstead, St Andrews, Hoe Bridge, Greenfield, Ripley Court and St John the Baptist. Nature enthusiasts will find delight in the numerous countryside walks available, as well as challenging golf courses and sports facilities. Golfers have a choice of clubs, including Woking Golf Club, as well as Westhill, Hoebridge, Worplesdon, Chobham, and Foxhills (offering a spa and hotel). For outdoor activities, the Basingstoke Canal and the River Wey are in close proximity, providing opportunities for walking, cycling, and fishing (permit required). Additionally, nearby Chobham Common serves as a National Nature Reserve.





## ACCOMMODATION & SPECIFICATION

- ❖ Four Double Bedroomed Detached Residence
- ❖ Positioned Within A Peaceful Cul-de-sac
- ❖ Open Plan Kitchen/Family Room
- ❖ Open Plan Dining Room
- ❖ Two Further Separate Reception Rooms
- ❖ Utility Room & Boot Room
- ❖ Convenient Downstairs Cloakroom
- ❖ Two En-Suite Shower Rooms & A Family Bathroom
- ❖ Integral Garage And Ample Off Road Parking
- ❖ Mature Secluded Garden With Entertainment Terrace  
And A Charming Log Cabin



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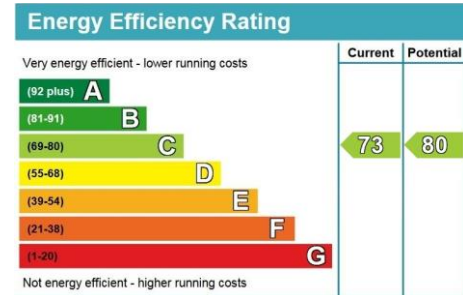
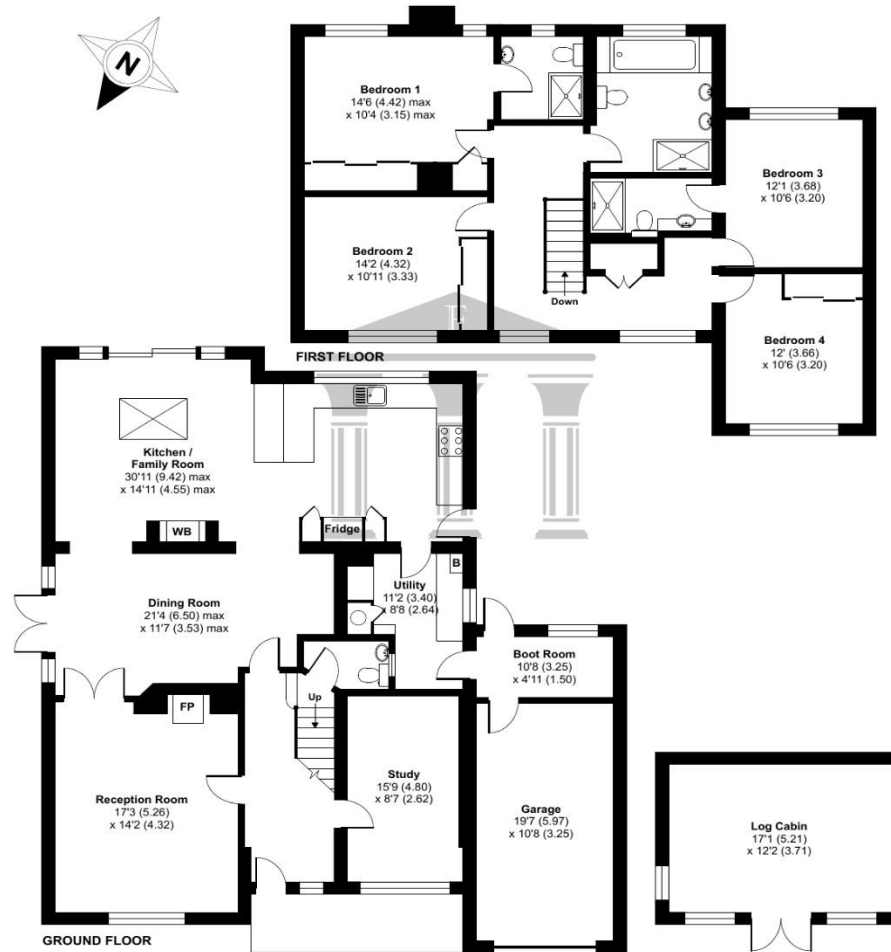
Approximate Area = 2433 sq ft / 226 sq m

Garage = 204 sq ft / 18.9 sq m

Outbuilding = 208 sq ft / 19.3 sq m

Total = 2845 sq ft / 264.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1104495





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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