



**WOKING**

**£1,250,000**

**Presenting an impressive detached family residence exuding grandeur and convenience, moments away from Woking's Town Centre and mainline station.**

# Oriental Road, Woking, GU22

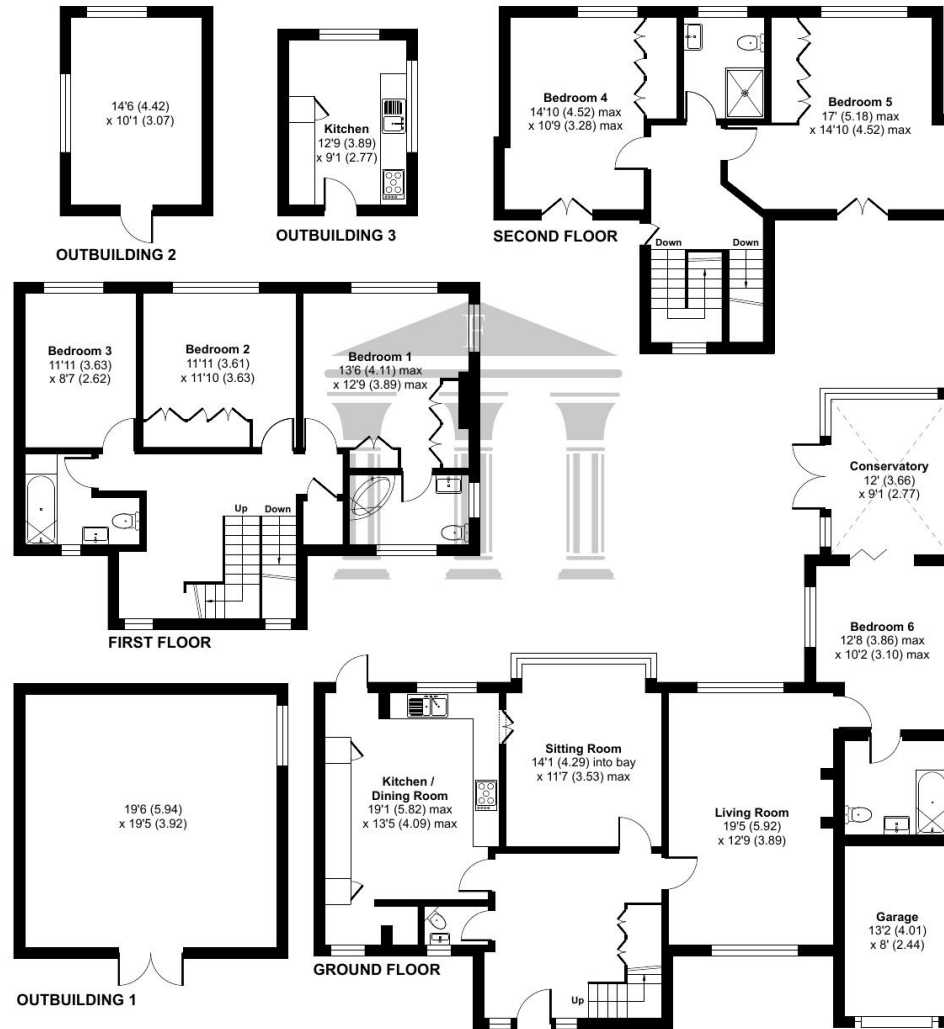
Approximate Area = 2495 sq ft / 231.7 sq m

Garage = 105 sq ft / 9.7 sq m

Outbuilding = 641 sq ft / 59.5 sq m

Total = 3241 sq ft / 300.9 sq m

For identification only - Not to scale





## Oriental Road, Woking, Surrey, GU22 7AW

- **Six Bedroom Detached Residence**
- **Four Bathrooms**
- **Bespoke Conservatory**
- **Two Separate Reception Rooms**
- **Secluded Rear Garden Extending To Approx 100ft**
- **Home Office**
- **Gymnasium/Games Room**
- **Swimming Pool**
- **NO ONWARD CHAIN**

Presenting an impressive detached family residence exuding grandeur and convenience, moments away from Woking's Town Centre and mainline station. This remarkable property boasts a total of six generously proportioned bedrooms, two of which feature en-suite shower rooms for added comfort. In addition to these en-suites, two more well-appointed bathrooms cater to the needs of the household.

An intriguing highlight of this residence is a further ground floor bedroom accompanied by an en-suite bathroom, offering immense potential for creating an annexed living space. The ground further showcases a thoughtfully designed kitchen/breakfast room, a capacious living room adorned with a charming wood-burning stove. An elegant dining room and a bespoke conservatory provide abundant spaces for entertainment and relaxation. Stepping outside, a secluded rear garden extending approximately 100 feet welcomes you, complete with a brick-built home office, a further outbuilding presently utilized as a gymnasium/games room, a swimming pool. Complementing this, the property features an in-and-out driveway that effortlessly accommodates multiple vehicles, ensuring ample off-street parking. With the added advantage of NO ONWARD CHAIN, this residence offers a rare opportunity to acquire a substantial family home in a highly sought-after location.

Woking Town Centre has undergone significant enhancements, transforming it into a vibrant and contemporary cosmopolitan hub. It boasts a diverse selection of bars, cafes, and restaurants, catering to various tastes. The Peacocks centre with a range of shops, houses the esteemed New Victoria theatre and a multi-screen cinema. Woking takes pride in its exceptional commuter rail station, widely recognised as one of the finest in the south-east. With its swift and frequent service to London Waterloo (23 mins), it offers a convenient option for commuters. With access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band G – EPC Rating C

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





