



**WOKING**

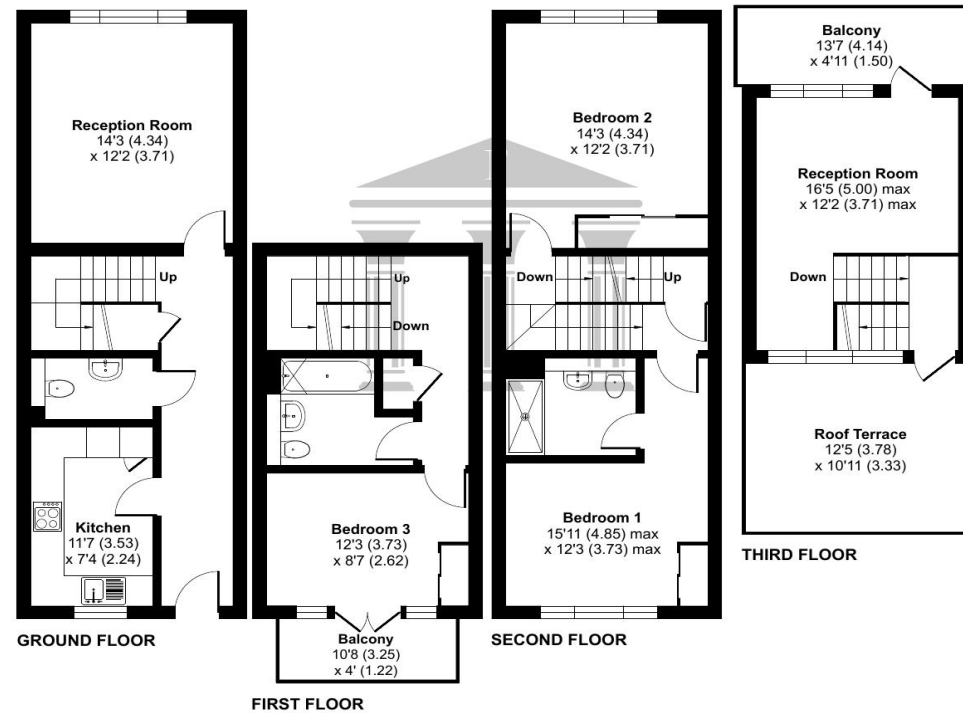
**£710,000**

**Nestled within the exclusive and serene setting of the historic Gresham Mill Development, this waterside Townhouse offers a unique blend of rural tranquillity and modern luxury.**

# Gresham Park Road, Woking, GU22

Approximate Area = 1403 sq ft / 130.3 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: 1178056



## Gresham Park Road, Gresham Mill, Woking, Surrey, GU22

- **Three Bedroom Town House**
- **Exclusive Development Set Within 7.4 Acres**
- **Two Spacious Reception Rooms**
- **Two Contemporary Bathrooms**
- **Beautifully Appointed Kitchen**
- **Landscaped Formal Gardens**
- **Access To Tennis Courts**
- **NO ONWARD CHAIN**

Nestled within the exclusive and serene setting of the historic Gresham Mill Development, this waterside Townhouse offers a unique blend of rural tranquillity and modern luxury.

As you approach the property via a long, private driveway, you are greeted by the picturesque 7.4-acre estate, which boasts breathtaking views over the meandering River Wey. The gated community provides residents with exceptional amenities, including access to private tennis courts and meticulously landscaped formal gardens, making this an ideal retreat for those seeking both privacy and a sense of community.

The versatile accommodation of this impressive Townhouse is thoughtfully arranged over three floors, ensuring ample space for comfortable living and entertaining. The accommodation comprises of a beautifully appointed kitchen, perfect for culinary enthusiasts and two generously sized reception rooms, offering flexible spaces for relaxation or hosting guests. Additionally, there are three spacious double bedrooms, each designed with comfort in mind, providing a peaceful sanctuary at the end of the day and two contemporary bathrooms.

Offered to the market with NO ONWARD CHAIN, this property presents a rare opportunity to acquire a home within this prestigious development. Whether you are drawn to the serene waterside location, the historic charm of the estate, or the convenience of modern amenities, this Townhouse is a perfect choice for those looking to embrace a lifestyle of luxury and tranquillity.

Perfectly placed for commuting into London, this property offers easy access to Woking Station, providing a fast and frequent service to Waterloo Station in under 30 minutes. Both the M25 and M3 are less than 15 minutes away by road, ensuring seamless connectivity to the South of England and beyond. Situated just 25 miles south of the capital, Woking is also conveniently located 30 miles from Gatwick and under 20 miles from Heathrow. The area is surrounded by picturesque country parks, commons, heathland, and long stretches of scenic walks along the Basingstoke Canal and the Wey Navigation, making it an ideal blend of urban convenience and natural beauty.

Council Tax Band F - EPC Rating C - Tenure: Leasehold - Lease: Years Remaining TBC - Charges: TBC

