



Homes of Distinction

WOODHAM

The Gateway, Woodham, Woking, Surrey, GU21

A Stunning Five-Bedroom Family Home Set On A Plot Approaching Half an Acre, Offering Luxury Living in a Prime Private Road Location.

Nestled on an expansive plot approaching half an acre, this exceptional five-bedroom, four-bathroom detached family home is a rare gem that offers the epitome of luxury living. Highlighted by its private lake and beautifully maintained lawned gardens, the property boasts an exquisite Portuguese Sandstone terrace, perfect for outdoor entertaining. Situated in a highly sought-after, peaceful private road, the residence is conveniently located within easy reach of Woking town centre and its mainline station, combining serene countryside charm with urban accessibility.

The interior of the home is designed for both comfort and grandeur, featuring an impressive entrance hall that leads to three spacious reception rooms. The heart of the house is the opulent open plan kitchen/dining/family room, complete with bi-folding doors that frame breathtaking views of the gardens and lake. This area also includes a butler's pantry and a practical utility room. Ascending the stairs to the first floor, the principal suite is a private retreat with its own dressing room and luxurious en-suite, accompanied by two additional en-suite bedrooms. The top floor adds versatility with two more bedrooms and a shared bathroom.

The property boasts meticulously maintained rear gardens that include an inviting decking area with serene views over a private lake, perfect for relaxation or entertaining. A charming garden house with covered terrace adds a touch of elegance. At the front, a horseshoe driveway provides generous parking options and leads to an integral garage, ensuring convenience and practicality. This impressive residence is offered to the market with NO ONWARD CHAIN, enhancing its appeal for discerning buyers



Council Tax Band H - EPC Rating C - Tenure: Freehold
Road Association Fee £125 PA (2024)



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 Goldsworth Primary, Hoe Bridge, Greenfield, Halstead St Andrews, Woking High School, St Dunstan's, Hoe Valley, and St John the Baptist School. 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 the historic Woking Golf Club founded in 1893, 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

- ❖ Impressive Detached Family Residence
- ❖ Expansive Open Plan Kitchen/Dining/Family Room
- ❖ Three Distinct Reception Rooms
- ❖ Five Generously Sized Bedrooms
- ❖ Four Elegantly Designed Bathrooms
- ❖ Integral Garage & Driveway Providing Ample Parking
- ❖ Beautifully Landscaped Gardens Featuring a Charming Garden House with Covered Terrace
- ❖ Decking Area with Views Overlooking a Private Lake
- ❖ Offered With NO ONWARD CHAIN



The Gateway, Woking, GU21

Approximate Area = 3667 sq ft / 340.7 sq m (excludes voids)

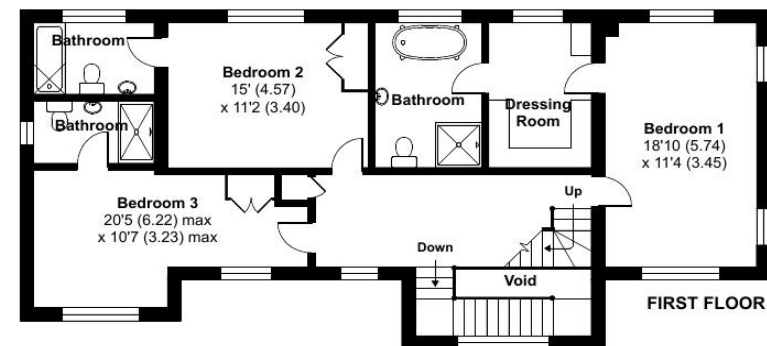
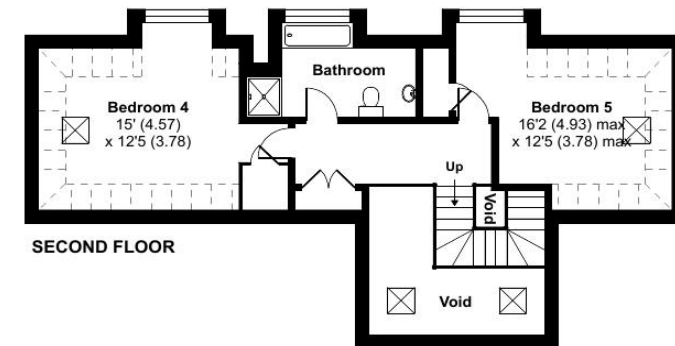
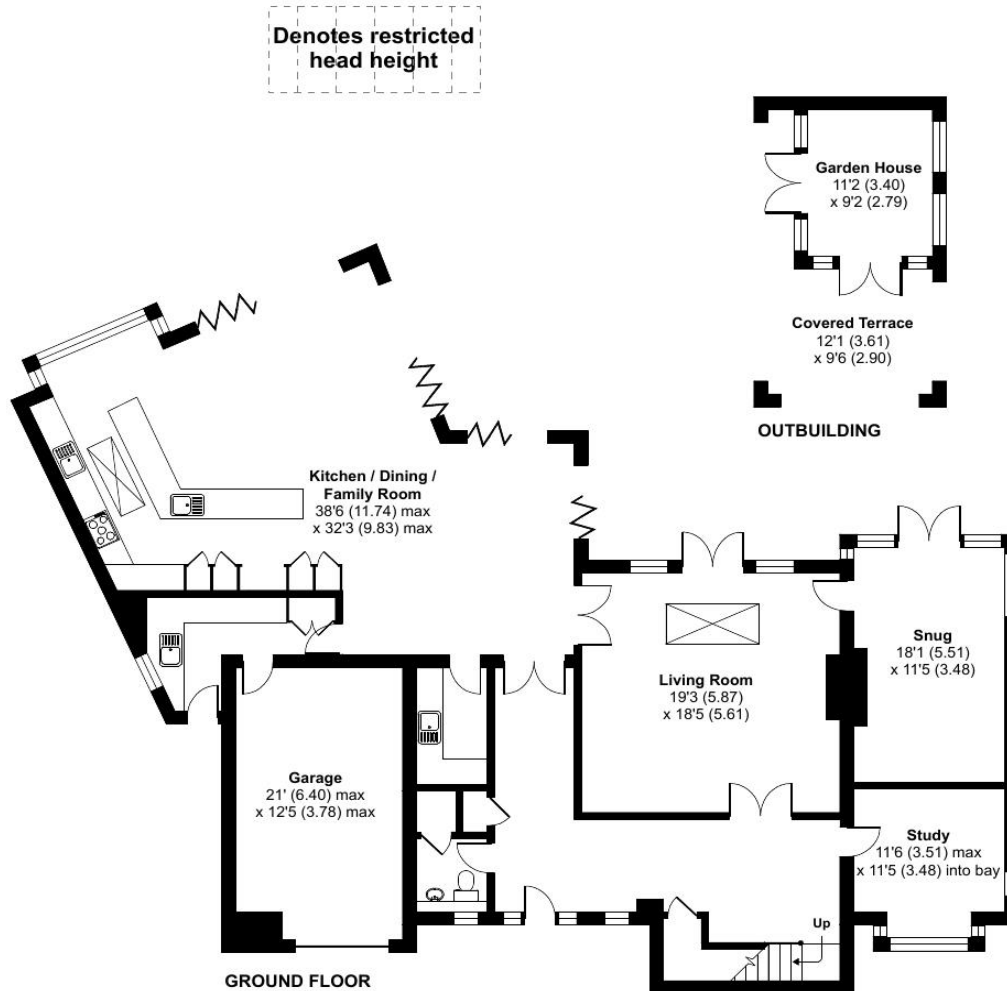
Garage = 254 sq ft / 23.5 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Outbuilding = 105 sq ft / 9.8 sq m

Total = 4151 sq ft / 385.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1211186

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

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.