



Homes of Distinction

WOKING

Wych Hill Lane, Woking, Surrey, GU22

Grand Period Family Home with Original Features and Prime Location.

A rare opportunity to acquire this attractive five-bedroom double-fronted detached period residence, perfectly positioned within walking distance of Woking Town Centre and its highly regarded mainline station. This elegant home is full of charm and character, with period features including original fireplaces, high ceilings, exposed floorboards, and beautiful bay windows. All windows are double-glazed wooden sash, faithfully replicated from the originals to combine timeless character with modern efficiency—together creating a residence of considerable appeal.

The ground floor offers an excellent balance of formal and informal living, with four versatile reception rooms providing ample space for both family life and entertaining. A utility room, downstairs cloakroom, and a convenient wet room further enhance the practicality of the home. Each reception space is brimming with period detail.

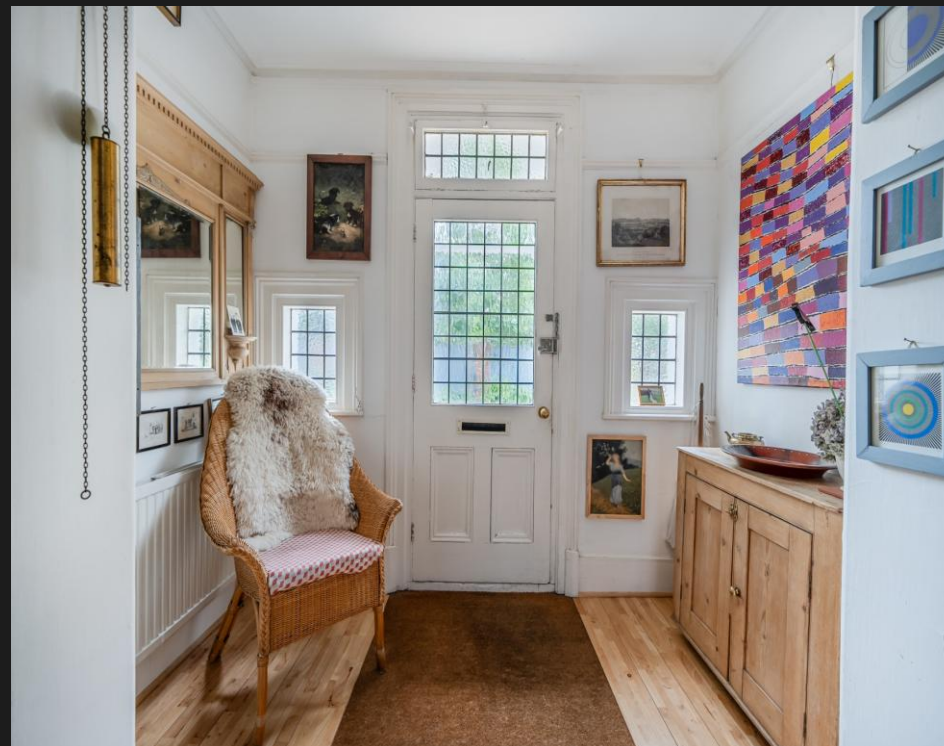
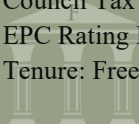
Upstairs, a generous landing leads to four spacious double bedrooms and a further single bedroom, all served by a well-appointed family bathroom. Of particular note is the feature balcony, enjoying a wonderful outlook across the mature gardens, an idyllic spot to relax and appreciate the setting. The accommodation provides flexibility for growing families, home working, or guest accommodation.

Externally, the property continues to impress with a large, established garden, offering privacy, colour, and space for outdoor entertaining. To the front, there is a double-length garage with an attached home office, together with ample driveway parking for several vehicles. This delightful home is offered to the market with **no onward chain**, presenting an exceptional opportunity for buyers seeking a substantial period property in a prime Woking location.

Council Tax Band G

EPC Rating D

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

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.





ACCOMMODATION & SPECIFICATION

- ❖ Attractive five-bedroom double-fronted detached period residence
- ❖ Located within walking distance of Woking Town Centre and mainline station
- ❖ Retains a wealth of character features including fireplaces, high ceilings, exposed floorboards, and bay windows
- ❖ Four versatile reception rooms complemented by a utility room, cloakroom, and ground-floor wet room
- ❖ Four double bedrooms, a single bedroom, and a family bathroom
- ❖ Feature balcony with delightful views across the mature, established gardens
- ❖ Double-glazed wooden sash windows, crafted as faithful replicas of the originals
- ❖ Double-length garage with attached home office plus generous driveway parking for multiple vehicles
- ❖ Offered to the market with NO ONWARD CHAIN



Wych Hill Lane, Woking, GU22

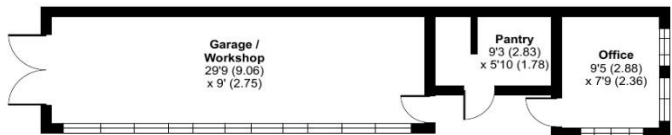
Approximate Area = 2516 sq ft / 233.7 sq m

Garage = 268 sq ft / 24.8 sq m

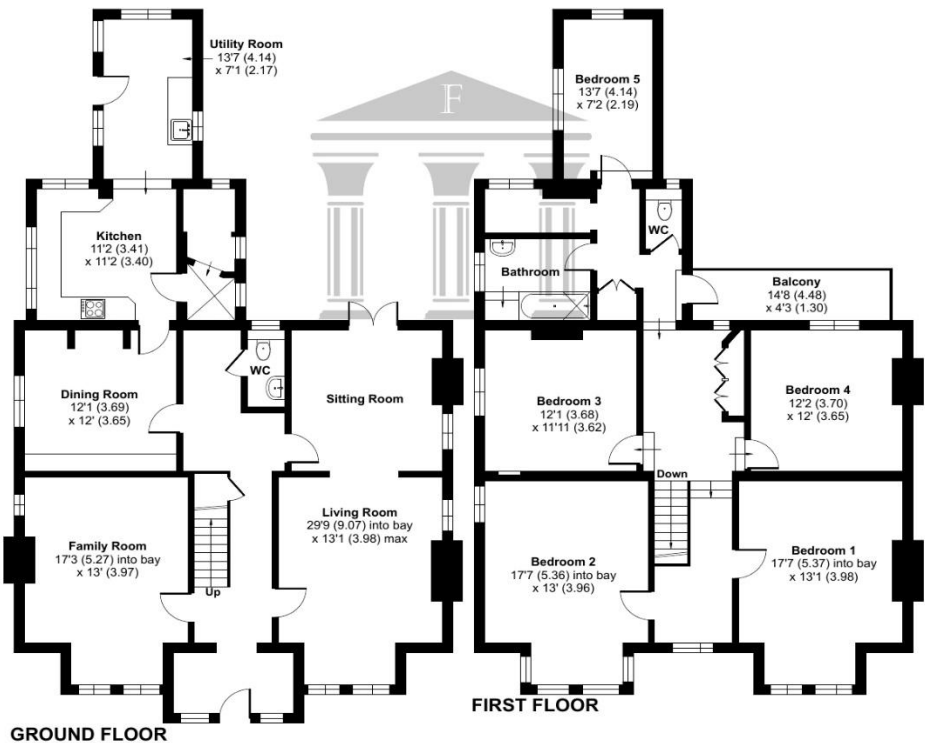
Outbuildings = 127 sq ft / 11.7 sq m

Total = 2911 sq ft / 270.4 sq m

For identification only - Not to scale



GARAGE /
OUTBUILDING 1 / 2

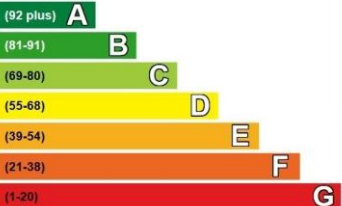


GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	80



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixahcom 2025. Produced for Foundations Independent Estate Agents. REF: 1346495



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www.foundationsofwoking.com

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