



*Homes of Distinction*



## WOODHAM

Woodham Lane, Woodham, Surrey, KT15 3PY

*Set within fabulous secluded one acre gardens.*

An outstanding family residence with a separate detached two bedroom annexe superbly positioned at the rear of its plot which extends to approximately one acre.

'Spring Cottage' benefits from fabulous manicured gardens with various bespoke covered seating areas, ideal for al-fresco dining and general entertaining. Within the grounds there is also a heated swimming pool, an Oak framed three bay carport, large detached garage and various other outbuildings, all set behind secure automated gates.

The main property comprises of four large double bedrooms, all of which benefit from en-suite bathrooms. Two of the four bedrooms also include dressing rooms. The ground floor offers enormous flexibility. There is an impressive reception hall with vaulted ceiling, four separate reception rooms and a well appointed kitchen/breakfast room. The detached annexe features a fabulous open plan reception room with vaulted ceiling, open plan kitchen, two bedrooms and a well appointed bathroom.

Internal viewings are highly recommended to fully appreciate all that 'Spring Cottage' offers.



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

Located within walking distance of West Byfleet Village and its mainline station. Woking town centre is also within easy reach. Both have an excellent range of shops, restaurants provide frequent services to London Waterloo making it ideal for the commuter. The M25 and A3 are also accessible providing important links to Heathrow and Gatwick airports. Within the area there are many schools both private and state, many idyllic countryside walks, as well as challenging golf courses and sports facilities.





## ACCOMMODATION & SPECIFICATION

- ❖ Fabulous One Acre Grounds
- ❖ Automated Gates
- ❖ Garaging
- ❖ Four Double Bedrooms
- ❖ Four Bathrooms
- ❖ Four Reception Rooms
- ❖ Covered Seating Areas
- ❖ Detached Annexe
- ❖ Heated Swimming Pool



# Woodham, Addlestone, KT15

Approximate Area = 4198 sq ft / 390 sq m (includes garage & excludes store / void)

Limited Use Area(s) = 243 sq ft / 22.6 sq m

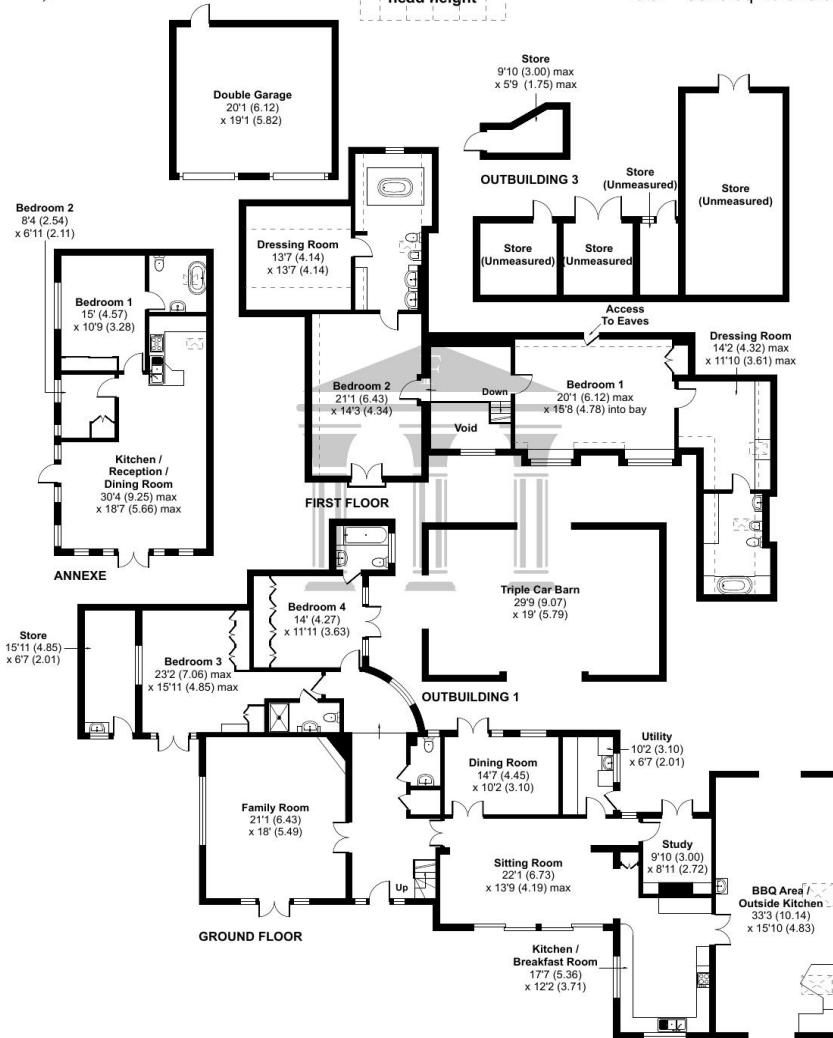
Annexe = 717 sq ft / 66.6 sq m

Outbuildings = 712 sq ft / 66.1 sq m

Total = 5870 sq ft / 545.3 sq m



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchem 2022. Produced for Foundations Independent Estate Agents. REF: 804861





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

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