



*Homes of Distinction*





## WOODHAM

Oak End Way, Woodham, Surrey, KT15 3DY

*A Truly Impressive Classic English Period Residence,  
Nestled On South Facing Grounds Approaching 0.6 Of  
An Acre.*

A truly fabulous five bedroom, two bathroom period residence with an abundance of character features such as panelled walls, stunning fireplaces, plate rails, beamed ceilings and a striking grand staircase. 'Maryhill' is located in arguably Woodham's finest private road, a short walk of West Byfleet Village and mainline station. The property is nestled on an impressive south facing plot of approximately 0.6 of an acre backing directly onto the Basingstoke Canal.

The accommodation which is arranged over two floors comprises a well appointed kitchen/breakfast room, a charming drawing room with panelled walls and open fireplace, a good size family room, separate dining room, study, garden room and a splendid reception hall. An enchanting staircase leads to five good size bedrooms, a well appointed family bathroom and a further separate family shower room. The gardens are a real feature of this period home. The rear garden offers a superb degree of seclusion and privacy with a recently built sun terrace and woodland play area. To the front, a large gravel driveway provides off street parking for numerous cars and leads to a 2.5 bay oak framed garage.

Internal viewings are highly recommended via the vendor's sole agents.

  
Council Tax Band G  
EPC Rating F  
Private Road Fee: £60 PA



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 easy access of both West Byfleet and Woking Town Centre and mainline stations. West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, and Waitrose supermarket. Ideally situated within easy access to West Byfleet mainline train station offering fast and frequent trains to London Waterloo. The vibrant cosmopolitan town of Woking with its wealth of history is also within easy reach, providing a further option for those commuting to London. For more extensive facilities, the historic town of Guildford is within approx 9 miles and provides a full range of shops, restaurants and recreational facilities including G Live, The Electric Theatre and The Yvonne Arnaud Theatre. The surrounding picturesque countryside is ideal for walking, cycling and riding. A plethora of famous golf courses are all within close proximity including The Wisley, Wentworth and Queens Wood, with Pyrford, West Byfleet and New Zealand golf courses just a few minutes away. The area has no shortage of educational establishments, with plenty of primary and secondary state schools nearby, as well as a wide selection of independent schools.











## ACCOMMODATION & SPECIFICATION

- ❖ Outstanding Period Residence
- ❖ Five Bedrooms
- ❖ Two Bathrooms
- ❖ 32ft Kitchen/Breakfast Room
- ❖ Impressive Reception Hall
- ❖ Highly Sought After Private Road
- ❖ Approximately 0.6 Of An Acre South Facing Garden
- ❖ Walking Distance Of West Byfleet Station





## Oak End Way, Woodham, Addlestone, KT15

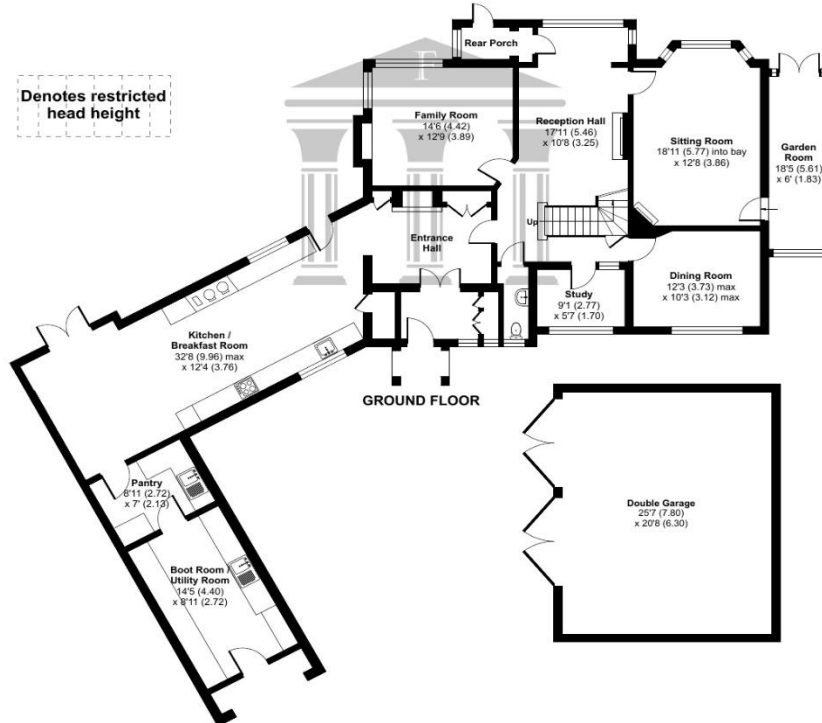
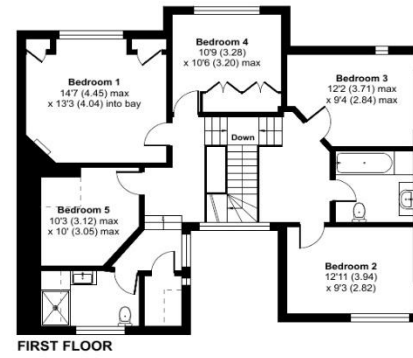
Approximate Area = 2930 sq ft / 272.2 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Garage = 521 sq ft / 48.4 sq m

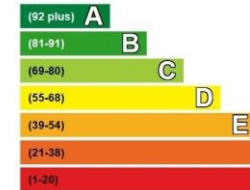
Total = 3507 sq ft / 325.8 sq m

For identification only - Not to scale



### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs





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