



**WOODHAM**

**£1,000,000**

**Nestled within this highly desirable private road we present this detached five-bedroom residence offering an expansive setting for comfortable family living.**



## The Riding, Woking, GU21

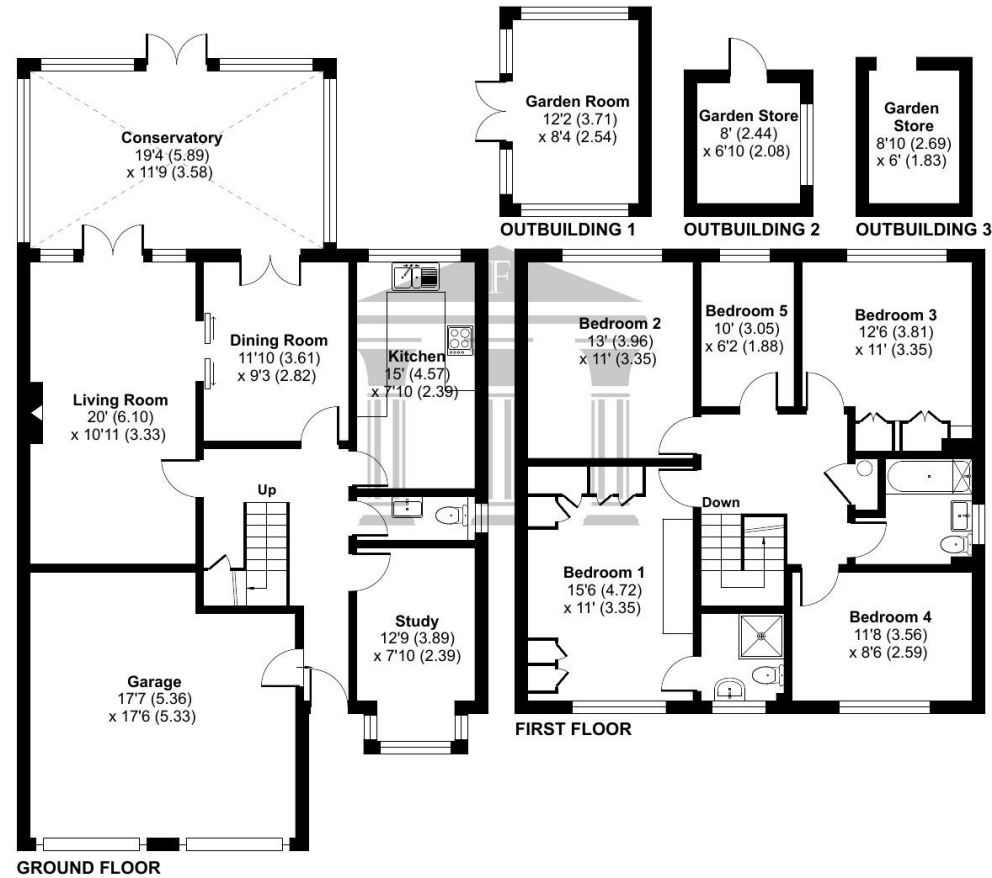
Approximate Area = 1815 sq ft / 168.6 sq m

Garage = 290 sq ft / 26.9 sq m

Outbuildings = 209 sq ft / 19.4 sq m

Total = 2314 sq ft / 214.9 sq m

For identification only - Not to scale





## The Riding, Woking, Surrey, GU21 5TA

- **Five Bedroom Residence**
- **En-Suite To Principal Bedroom**
- **Three Separate Reception Rooms**
- **Bespoke Double Glazed Conservatory**
- **Generous Mature Garden**
- **Driveway & Integral Double Garage**
- **Easy Reach of Woking Mainline Station**

Nestled within this highly desirable private road we present this detached five-bedroom residence offering an expansive setting for comfortable family living. A welcoming entrance hall leads you to all rooms. A spacious living room invites gatherings and moments of togetherness, while a separate dining room stands ready to host memorable meals and celebrations. A dedicated study offers the ideal space for remote work or creative pursuits, ensuring versatility to adapt to your lifestyle needs. Sunlight bathes the property through a bespoke double glazed conservatory, a splendid oasis that bridges the gap between indoors and out. Upstairs you have five bedrooms, including the principal bedroom, complete with an en-suite bathroom.

Stepping outside, the property reveals a mature garden that presents a canvas for landscaping dreams to come true. This outdoor haven promises relaxation, play, and endless outdoor entertaining possibilities, making it a true extension of your living space. A driveway that accommodates numerous vehicles, ensures the ease of off-street parking for both family and guests. An integral double garage offers ample space for storage and secure parking.

Situated within easy reach of both West Byfleet and Woking mainline stations, the property strikes a balance between serene seclusion and urban connectivity. This sought-after location presents a lifestyle enriched by its proximity to amenities, schools, and transportation links. Also providing convenient links to Heathrow and Gatwick airports through accessible routes such as the M25 and A3. Families will appreciate the variety of state and private schools in the area, such as Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, 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).

Council Tax Band G – EPC Rating TBC

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.





