



Homes of Distinction



WOKING

Wych Hill Rise, Woking, Surrey, GU22

A four bedroom, two bathroom unique home positioned within this highly sought after location.

Discover a truly unique and individual residence in one of the most highly sought-after locations in Woking. This remarkable property boasts an extremely versatile layout spread across three levels, offering approximately 3500 sq ft of living space. From the moment you step inside, you'll be captivated by the distinctive features that set this home apart. A dedicated wellness area with a sauna and plunge pool awaits, providing the perfect space to unwind and rejuvenate.

With four bedrooms, this home accommodates both family and guests with ease. The spacious living room, adorned with character, features steps leading down to an open-plan dining room, creating an inviting and functional entertainment space. The top floor offers endless possibilities, with ample space for various uses and commanding views over the beautifully landscaped garden. A basement/wine cellar adds to the allure of this property for wine enthusiasts.

Outside, a fabulous mature and secluded garden creates a serene oasis, while a double width garage and off road parking complete this exceptional package. Offered to the market with NO ONWARD CHAIN, this property is a rare gem in an exclusive location, ready to welcome its next fortunate owner.



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. 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

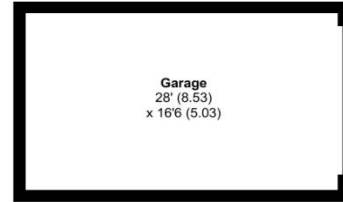
- ❖ A Truly Rare and Unique Home
- ❖ Sought After Location
- ❖ Four Bedrooms
- ❖ Sauna & Plunge Pool
- ❖ Spacious Living Room Open Plan To The Dining Room
- ❖ Basement/Wine Cellar
- ❖ Two Bathrooms
- ❖ Mature Secluded Garden
- ❖ Double Width Garage
- ❖ NO ONWARD CHAIN



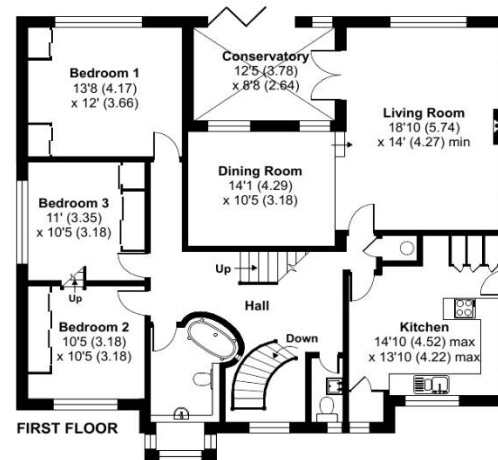
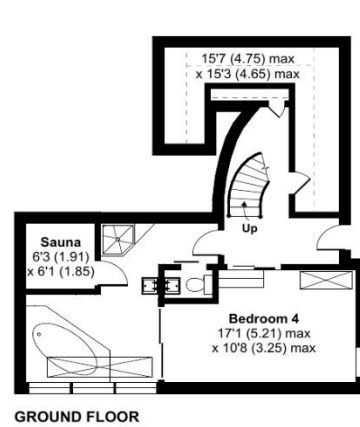
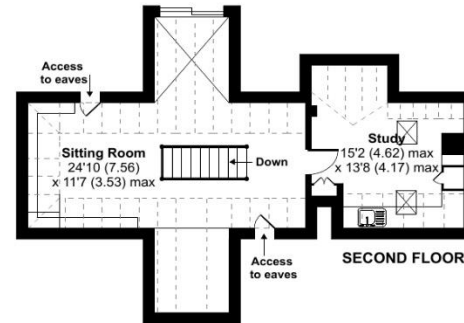
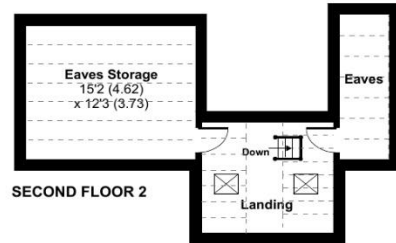
Rosebanks, Wych Hill Rise, Woking, GU22

Approximate Area = 2416 sq ft / 224.4 sq m
 Limited Use Area(s) = 679 sq ft / 63 sq m
 Garage = 463 sq ft / 43 sq m
 Total = 3558 sq ft / 330.5 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Foundations Independent Estate Agents. REF: 903400



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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.