



WOKING

£1,150,000

This remarkable five-bedroom detached family home presents a rare opportunity to embrace waterfront living, nestled along the picturesque Basingstoke Canal.

Woodham Lane, Woking, GU21

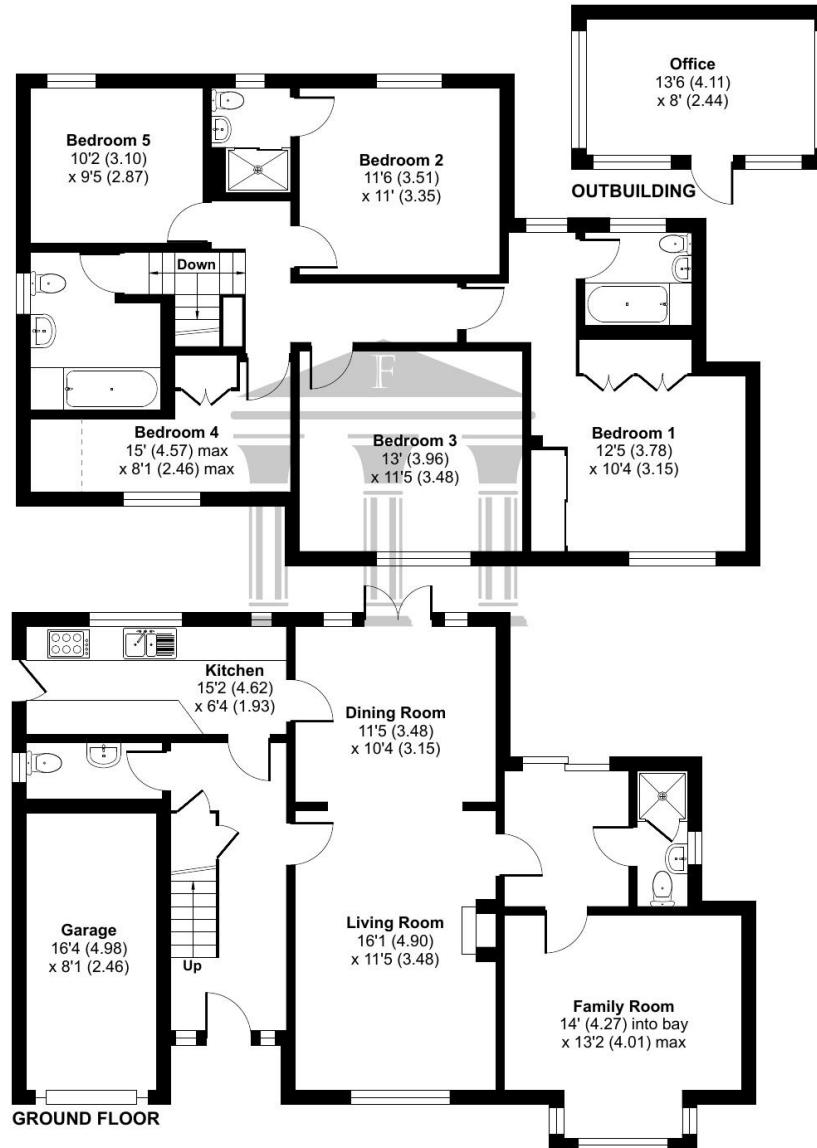
Approximate Area = 1798 sq ft / 167 sq m

Garage = 125 sq ft / 11.6 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 2031 sq ft / 188.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1131792

Woodham Lane, Woking, Surrey, GU21

- **Detached Family Residence**
- **Three Separate Reception Rooms**
- **Sun Room Overlooking The Garden**
- **Downstairs Shower Room**
- **Five Bedrooms**
- **Family Bathroom & Two Ensuite Shower Rooms**
- **Ample Driveway & Integral Garage**
- **Landscaped Gardens**
- **Versatile Garden Studio/Home Office**
- **Idyllic Canalside Location**

This remarkable five-bedroom detached family home presents a rare opportunity to embrace waterfront living, nestled along the picturesque Basingstoke Canal. Set in a sought after location, this property offers a perfect blend of tranquillity and convenience.

Upon entering, you are welcomed by a spacious entrance hall leading to a well-designed layout. The ground floor features a kitchen, three separate reception rooms providing versatile spaces for family gatherings or quiet relaxation, along with a convenient downstairs shower room, separate WC, and a sunroom, offering an abundance of natural light and serene views of the surrounding landscape. Ascending the stairs, the first floor unveils five comfortably sized bedrooms with en-suite shower rooms to the principal bedroom and bedroom two, and a family bathroom. Outside, the property boasts a front driveway providing parking for up to four cars, in addition to an integral garage, ensuring ample parking space for residents and guests alike. The landscaped gardens to the rear create a tranquil retreat, complete with a garden studio/home office, offering endless possibilities for work or leisure in a serene setting. Here, residents can savour the beauty of the canal with captivating views right from the comfort of their own garden and the opportunity for kayaking and paddle boarding, creating a truly idyllic escape from the hustle and bustle of everyday life. Don't miss this rare opportunity to own a piece of waterfront paradise in this coveted location.

This conveniently located property offers easy access to both West Byfleet and Woking town centres, boasting excellent train stations with frequent services to London Waterloo, making it an ideal choice for commuters. It also provides convenient links to Heathrow and Gatwick airports through accessible routes such as the M25 and A3. Woking features a thriving town centre with a wide range of shopping, dining, and leisure options, including attractions like The New Victoria Theatre & Cinema and the Lightbox Gallery. 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). For outdoor activities, the Basingstoke Canal and the River Wey are in close proximity, providing opportunities for walking, cycling, and fishing (permit required). Additionally, nearby Chobham Common serves as a National Nature Reserve.

Council Tax Band G - EPC Rating D - Tenure: Freehold



