

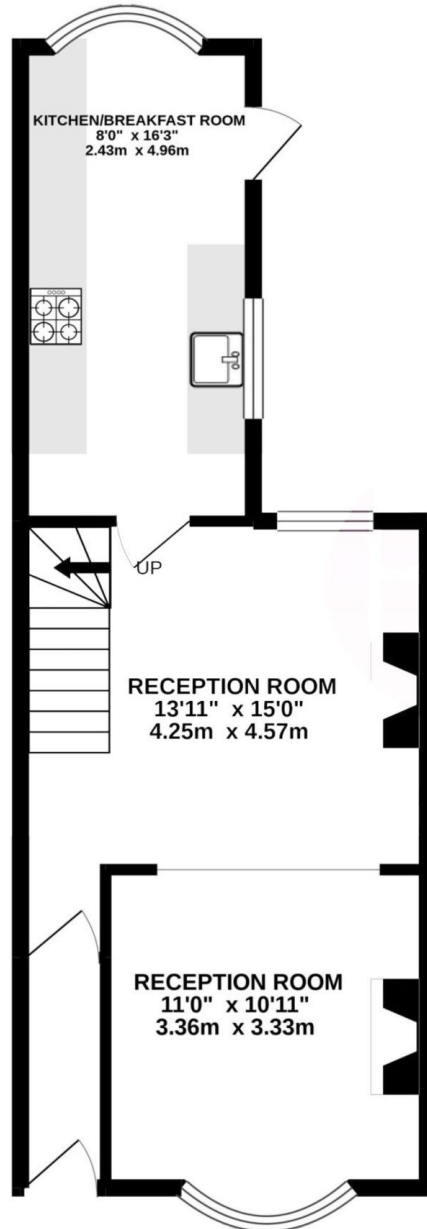


WOKING

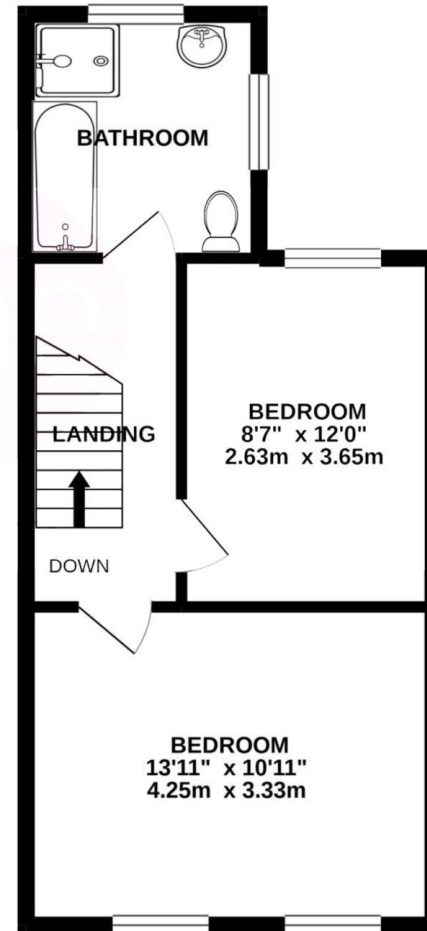
£450,000

Welcome to the market this charming riverside semi-detached cottage, boasting a picturesque setting backing onto the tranquil River Wey.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

High Street, Old Woking, Woking, Surrey, GU22

- **Riverside Victorian Cottage**
- **Modern Country Style Kitchen**
- **Spacious Living/Dining Room**
- **Open Fireplace**
- **Modern Four Piece Bathroom Suite**
- **Approximately 100ft Rear Garden**
- **Direct Access & Views Over River Wey**
- **Off Street Parking**

Welcome to the market this charming riverside semi-detached cottage, boasting a picturesque setting backing onto the tranquil River Wey. Dating back to 1904, this property exudes period character features, being beautifully presented throughout. The ground floor comprises a modern fitted kitchen/breakfast room, adorned with a feature bay window offering delightful garden views. The kitchen also features a stable door providing convenient rear access. A spacious living/dining room, complete with an inviting open fireplace, creates a cosy ambiance perfect for relaxation and entertaining.

Ascending the stairs to the first floor, you will find two double bedrooms, including the principal bedroom with fitted wardrobes. The modern four-piece bathroom suite is a standout feature, boasting underfloor heating, a Jacuzzi bath, and a large separate shower, ensuring comfort and luxury. The entire property benefits from gas central heating with a newly fitted boiler, providing efficiency and warmth throughout the year.

Outside, the property features a private rear garden extending to approximately 100ft, predominantly laid to lawn with shrub borders. At the garden's end, a decked seating area offers direct access to the River Wey, with stunning views over the river and the fields beyond. To the front, the cottage provides off-street parking for one car.

Ideally situated for commuting, Woking Station is easily accessible, offering a fast and frequent service to Waterloo station in under 30 minutes. The M25 and M3 motorways are less than 15 minutes away, providing excellent road links to the South of England and beyond. Located just 25 miles south of London, Woking is also conveniently close to Gatwick Airport (30 miles) and Heathrow Airport (under 20 miles). Surrounded by country parks, commons, heathland, and scenic walks along the Basingstoke Canal and Wey Navigation, this property offers the perfect blend of charming countryside living and modern convenience.

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

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.



