



Homes of Distinction

WOODHAM

Fletchers Wood, 25 The Gateway, Woodham, Woking, Surrey, GU21 5SN

Exceptional newly built canal-side residence with mooring rights set within a prestigious private setting.

This newly built detached residence enjoys a highly desirable position along a private road, backing directly onto the Basingstoke Canal and benefitting from mooring rights. Designed and constructed to an exacting specification, the property combines contemporary luxury with thoughtful design, showcasing premium fixtures and fittings throughout. From the moment you step into the impressive reception hall, the tone is set for the style and quality that flows through every room.

At the heart of the home lies the expansive open-plan kitchen/dining/living area, designed to provide a seamless blend of functionality and elegance. Bathed in natural light and opening directly onto the secluded rear gardens, this space is ideal for both everyday living and entertaining. A separate reception room offers further versatility, while a downstairs cloakroom and a utility room add convenience to the ground floor layout. Direct internal access to the integrated garage further enhances practicality.

The first floor is arranged around a generous landing, leading to four well-proportioned double bedrooms. Each bedroom is complemented by its own en-suite bath or shower room, reflecting the property's commitment to comfort and privacy. High-quality finishes and clever design touches throughout ensure a sense of refinement and ease of living.

Additional features include underfloor heating and triple-glazed windows, highlighting the careful attention to detail that underpins the build. Perfectly situated, the property offers easy access to both Woking and West Byfleet town centres, each with their own mainline stations providing fast and frequent services into London. This exceptional home offers a rare opportunity to enjoy waterside living in a secluded yet well-connected setting.

Council Tax Band: G

EPC Rating: B

Tenure: Freehold

Road Association Fee: £165 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

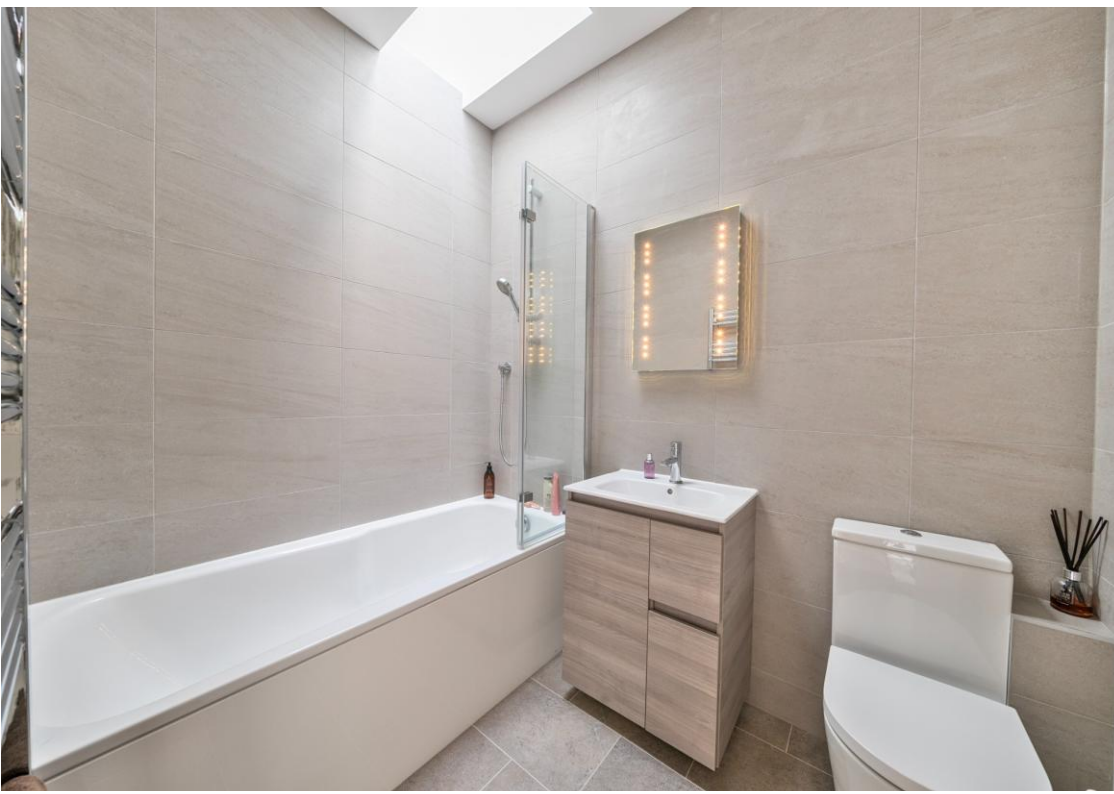




LOCATION

Ideally positioned for both convenience and lifestyle, this property offers easy access to the thriving town centres of West Byfleet and Woking. Both locations provide mainline railway stations with regular, fast services to London Waterloo, making this an excellent choice for commuters. For international travel, the M25 and A3 offer efficient routes to Heathrow and Gatwick airports. Woking is well-regarded for its vibrant mix of retail, dining, and cultural amenities, including The New Victoria Theatre, a multi-screen cinema, and the award-winning Lightbox Gallery. Families benefit from an excellent selection of both state and independent schools, including Goldsworth Primary, Hoe Bridge, Greenfield, Halstead St Andrew's, Woking High, St Dunstan's, Hoe Valley, and St John the Baptist School. The surrounding area is rich in leisure opportunities. Outdoor enthusiasts can enjoy picturesque walks and cycle routes along the nearby Basingstoke Canal and River Wey, with Chobham Common—one of the UK's largest National Nature Reserves—also within easy reach. Golfers are spoilt for choice with several renowned clubs close by, including Woking Golf Club, Westhill, Hoebridge, Worplesdon, Chobham, and the prestigious Foxhills Country Club, which also offers spa and hotel facilities. This location seamlessly combines excellent connectivity with a wealth of recreational and educational amenities, making it a superb setting for family life and commuting alike.





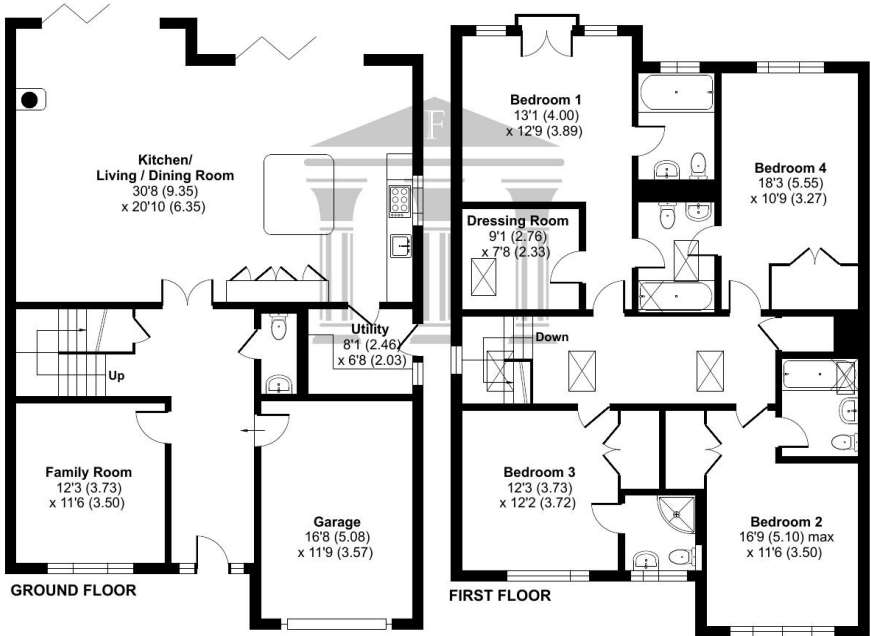
ACCOMMODATION & SPECIFICATION

- ❖ Newly built detached residence in a prestigious private road setting
- ❖ Direct access onto the Basingstoke Canal with mooring rights
- ❖ Expansive open-plan kitchen/dining/living area opening to secluded gardens
- ❖ Additional separate reception room, utility room, and downstairs cloakroom
- ❖ Four generous double bedrooms, each with its own en-suite bath or shower room
- ❖ Premium specification throughout, including underfloor heating and triple-glazed windows
- ❖ Integrated garage with direct internal access for added convenience
- ❖ Excellent location within easy reach of Woking and West Byfleet town centres & mainline stations



The Gateway, Woking, GU21

Approximate Area = 2294 sq ft / 213.1 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 2489 sq ft / 231.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Foundations Independent Estate Agents. REF: 1344944

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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