



*Homes of Distinction*



## WOODHAM

The Gateway, Woodham, Woking, Surrey, GU21 5SL

*A five bedroom family residence set within a private road with stunning views over the grounds and backing directly onto a secluded lake.*

'The Oaks' is peacefully positioned in a highly sought after private road with fabulous south east facing landscaped gardens, backing directly onto a secluded lake, yet within the fringes of Woking Town Centre and its mainline station. The location is tranquil as well as extremely convenient for all one's needs.

The property enjoys a wide plot which has comfortably accommodated a number of enlargements by the current owners over the past 25 years. This includes the fabulous indoor swimming pool with vaulted ceiling and heated mainly by a solar panel system. A sizeable dining room enjoys the pool view and leads to an inner hall with a shower/cloakroom. Upon entering 'The Oaks' you are greeted with a sense of space with a lovely entrance hall which leads to a number of rooms, including an impressive double aspect living room, family/play room, study and a good size kitchen/breakfast room. Upstairs a large bright landing with a beautiful picture window, leads to all five double bedrooms. The principal bedroom benefits from 'His & Hers' fitted wardrobes and a beautifully appointed en-suite bathroom. Most bedrooms benefit from fitted wardrobes, storage cupboards and vanity units. The property further benefits from solar panels, CAT 5 wiring, CT100 for TV and a fully wired multi speaker system on the ground floor to the main rooms which includes the pool and patio area.

The gardens are a real treat, beautifully tendered to and much loved by the current owners. A large raised terrace, facing south east with an electric sun awning over the patio, enjoys the stunning views over the grounds and the lake, the netted vegetable plot and various outbuildings. To the front there is ample off street parking leading to an integral garage with automated door.

Council Tax Band G - EPC Rating



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

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The property is located conveniently for both West Byfleet and Woking town centres both of which have an excellent range of shops, restaurants and train stations providing frequent services to London Waterloo making it ideal for the commuter. The M25 and A3 are also accessible providing important links to Heathrow and Gatwick airports. Within the area there are many schools both private and state, many idyllic countryside walks, as well as challenging golf courses and sports facilities.





## ACCOMMODATION & SPECIFICATION

- ❖ Private Road
- ❖ Five Double Bedrooms
- ❖ Two Bathrooms
- ❖ Wonderfully Tranquil
- ❖ Approximately One Third Of An Acre Plot
- ❖ South East Facing Landscaped Gardens
- ❖ Indoor Swimming Pool
- ❖ Four Reception Rooms
- ❖ Close To Woking Town Centre



# The Gateway, Woking, GU21

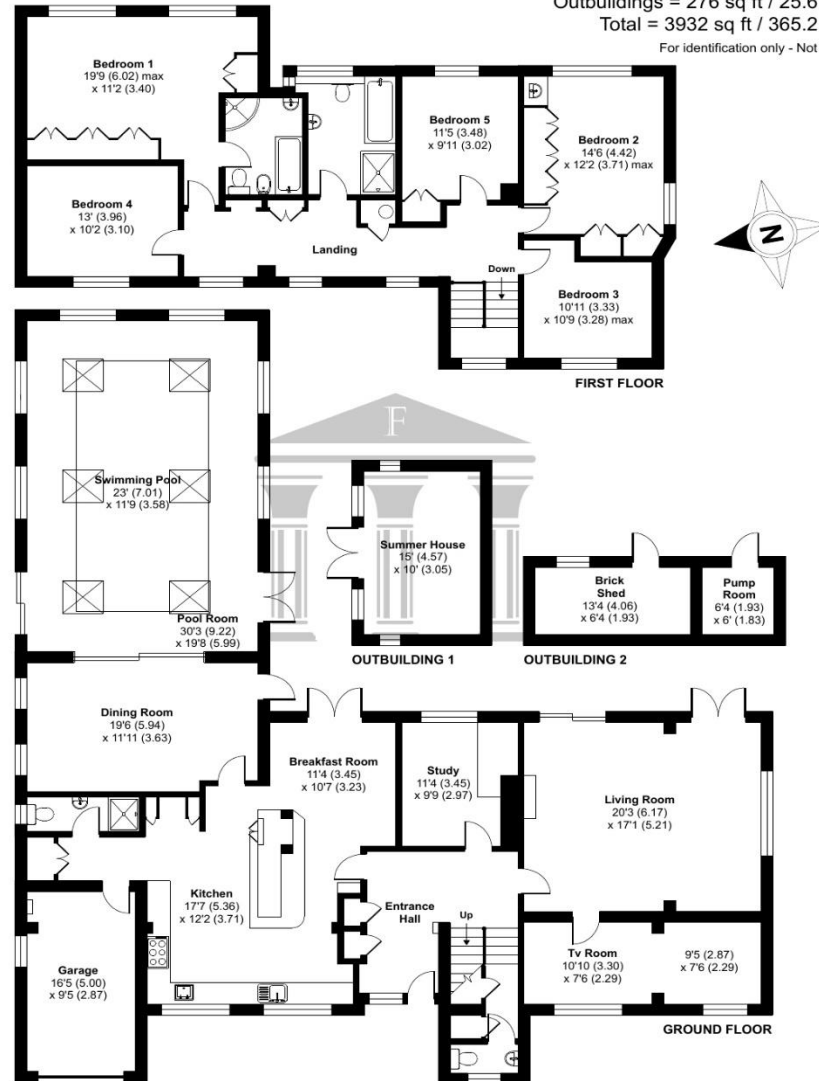
Approximate Area = 3502 sq ft / 325.3 sq m

Garage = 154 sq ft / 14.3 sq m

Outbuildings = 276 sq ft / 25.6 sq m

Total = 3932 sq ft / 365.2 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). © nichecom 2022. Produced for Foundations Independent Estate Agents. REF: 912063

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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