



Homes of Distinction



WOKING

The Riding, Woking, Surrey, GU21

A stunning five bedroom residence positioned within an exclusive private road.

Nestled within an exclusive private road, this remarkable detached residence offers easy access to both Woking and West Byfleet town centres and mainline stations.

With four to five bedrooms, the property boasts a contemporary open-plan layout on the ground floor that exudes modern elegance. The exquisitely appointed kitchen seamlessly merges with the dining room, creating an enchanting space that is sure to captivate.

The current owners spared no expense in meticulously refurbishing the property, enhancing its infrastructure with upgraded wiring, plumbing, and the addition of underfloor heating on the ground floor. The entrance hall makes a grand impression with its spaciousness, while a conveniently located downstairs cloakroom adds a touch of practicality.

Step into the rear garden, where tranquility reigns, offering a generously proportioned haven of privacy and serenity. Meanwhile, the sizable frontage not only provides ample parking space for multiple cars but also adds to the opulence of this residence as well as an integral garage.

Council Tax Band G

EPC Rating D

Road Fund Charge £120 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

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.





ACCOMMODATION & SPECIFICATION

- ❖ Detached Four/Five Bedroom Residence
- ❖ Contemporary Open Plan Living
- ❖ Large Secluded Plot
- ❖ Potential To Enlarge STPP
- ❖ Impressive Frontage
- ❖ Luxurious Bespoke Kitchen
- ❖ Easy Access To Both Woking & West Byfleet Mainline Stations
- ❖ Ground Floor With Underfloor Heating
- ❖ Integral Garage





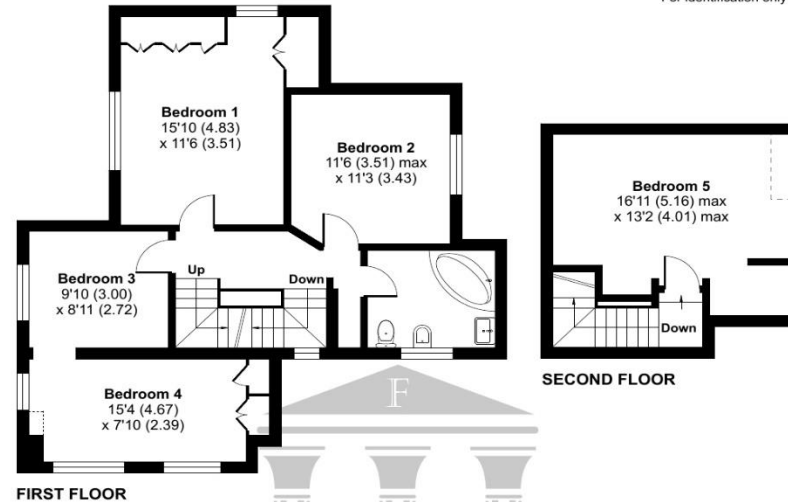
The Riding, Woking, GU21

Approximate Area = 1964 sq ft / 182.4 sq m (includes garage)

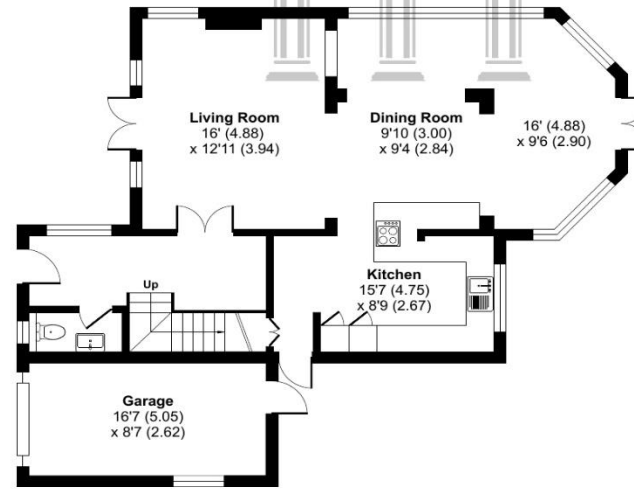
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 1976 sq ft / 183.5 sq m

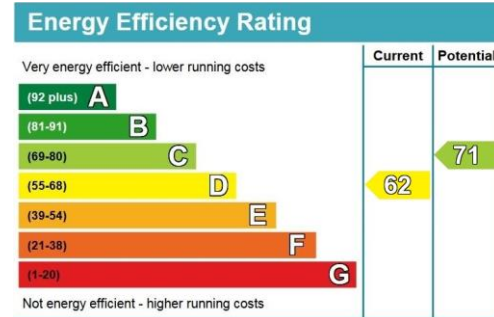
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 1010742



69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

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.