



WOODHAM

Guide Price £1,000,000

Nestled at the end of a peaceful and highly sought-after cul-de-sac, this beautifully appointed four bedroom detached family residence offers a serene and idyllic lifestyle within easy reach of both Woking and West



Lynwood Close, Woodham, Woking, GU21

Approximate Area = 1743 sq ft / 161.9 sq m

Limited Use Area(s) = 87 sq ft / 8 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 2084 sq ft / 193.4 sq m

For identification only - Not to scale



Lynwood Close, Woodham, Surrey, GU21

- **Detached Family Residence**
- **Four Double Bedrooms**
- **Three Separate Reception Rooms**
- **20ft Kitchen/Breakfast Room**
- **Two Bathrooms**
- **Garage**

Nestled at the end of a peaceful and highly sought-after cul-de-sac, this beautifully appointed four bedroom detached family residence offers a serene and idyllic lifestyle within easy reach of both Woking and West Byfleet. The property enjoys a unique and picturesque setting, backing directly onto the tranquil Basingstoke Canal, providing stunning views and a sense of privacy. This home is perfect for families, offering spacious and thoughtfully designed accommodation that meets the needs of modern living.

The interior of the house features a 20ft kitchen/breakfast room with underfloor heating, that serves as the heart of the home, ideal for family meals and entertaining. The open-plan living/dining room is equally inviting, with French doors that open onto the rear garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living. Additionally, the property includes a separate family room and a study. A downstairs cloakroom completes the ground floor accommodation. Ascending the stairs, four double bedrooms including the principal bedroom boasting a luxurious en-suite, while the remaining bedrooms share a well-appointed family bathroom.

Externally, the property is equally remarkable, with a beautifully landscaped south facing garden that stretches over 100ft in length, offering a peaceful retreat and ample space for outdoor activities. A standout feature of the garden is the home office/studio overlooking the canal, providing a quiet space for work or hobbies. To the front of the property, a carriage driveway provides generous off-street parking and leads to an integral garage, ensuring convenience and security. This residence truly offers a perfect blend of elegance, comfort, and practicality in a prime 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 C - Tenure: Freehold



