



## Detached family home on a quiet private road

**Lake House, 49 The Gateway, Woking, Surrey GU21 5SL**

Offers in Excess of £2,000,000 Freehold



Desirable private estate • Backing onto Basingstoke Canal • Refurbished in 2017 • Mature secluded rear garden • Approx. 1.6 miles from Woking station

#### Local information

Woking town centre which provides two shopping centres, a broad mix of restaurants, cinema complex and highly rated theatre.

The area also has a good selection of Schools including the International School Of London (ISL) in Old Woking, ACS International School Cobham, Guildford High School for Girls, Guildford Grammar, Ripley Court, St. Georges Weybridge, Hoe Bridge, Aldro, Cranleigh, Charterhouse, and St Catherine's.

The property is located about a mile from West Byfleet station which offers a fast rail service into London Waterloo with some services as quick as 29 minutes. The motorway network can be accessed just 5 miles away (J10, M25/A3), allowing straight forward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Please note all distances are approximate.

Further local amenities include The Lightbox, an arts centre in Woking as well as golf at Wisley, Hoebridge, Woking, St George's Hill, Burhill and Walton Heath, racing at Sandown Park, Epsom, Kempton Park, Lingfield and Ascot. In addition there are numerous areas for woodland walks.

The county town of Guildford lies some 8 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex, the Spectrum Leisure Centre.

Please note that all times and distances are approximate.







#### About this property

Set in the Woodham Hall Private Estate on a quiet, highly desirable private road is this lovely family home offering adaptable accommodation arranged over three floors with many traditional features.

The property backs onto the Basingstoke Canal and is approximately 1.6 miles from Woking mainline station which provides a fast service into central London.

The ground floor offering a modern fitted kitchen/breakfast room with French doors to the rear garden, utility room, cloakroom, four reception rooms, one with French doors to the secluded rear garden and an integrated double garage.

The first floor offers three double bedrooms, two with modern en suite shower rooms and two with fitted wardrobes. There are a two further single bedrooms, one with a private balcony overlooking the rear garden, a modern family bathroom with bath and free standing double shower and a separate cloakroom completes the accommodation on this floor.

The top floor offers a double bedroom with modern en suite shower room and an additional reception room which would be perfect for a cinema room or games room.

The property is approached by a carriage driveway providing ample off street parking and a mature secluded rear garden.

Please note the images used are from September 2018.

#### Tenure

Freehold

#### Local Authority

Woking Borough Council

#### Council Tax

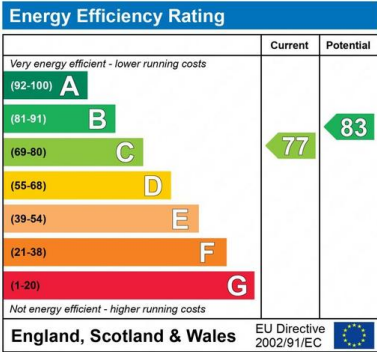
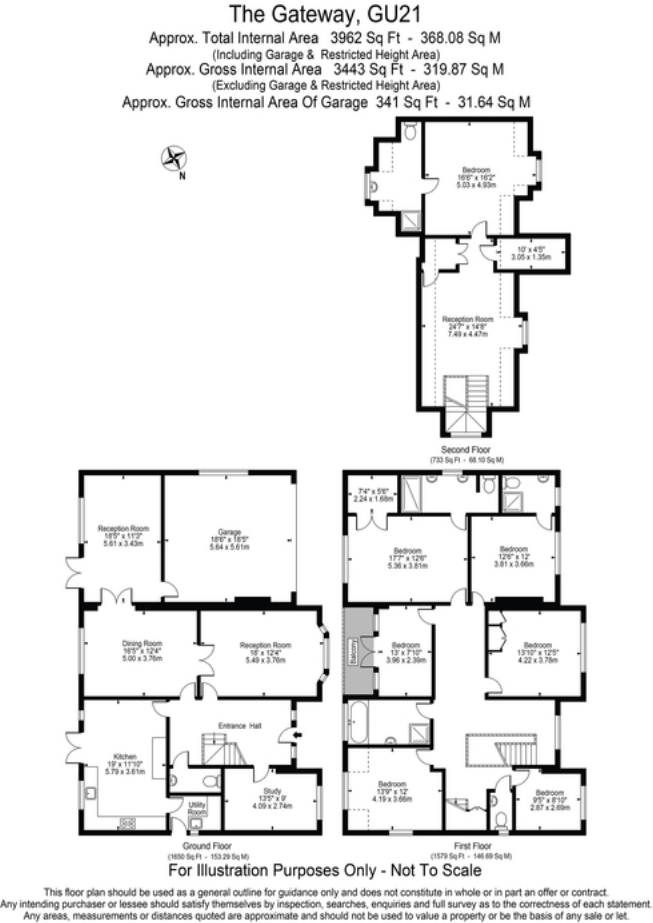
Band = G

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills



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