



Gresham House | Gresham Park Road | Woking | GU22 9DA





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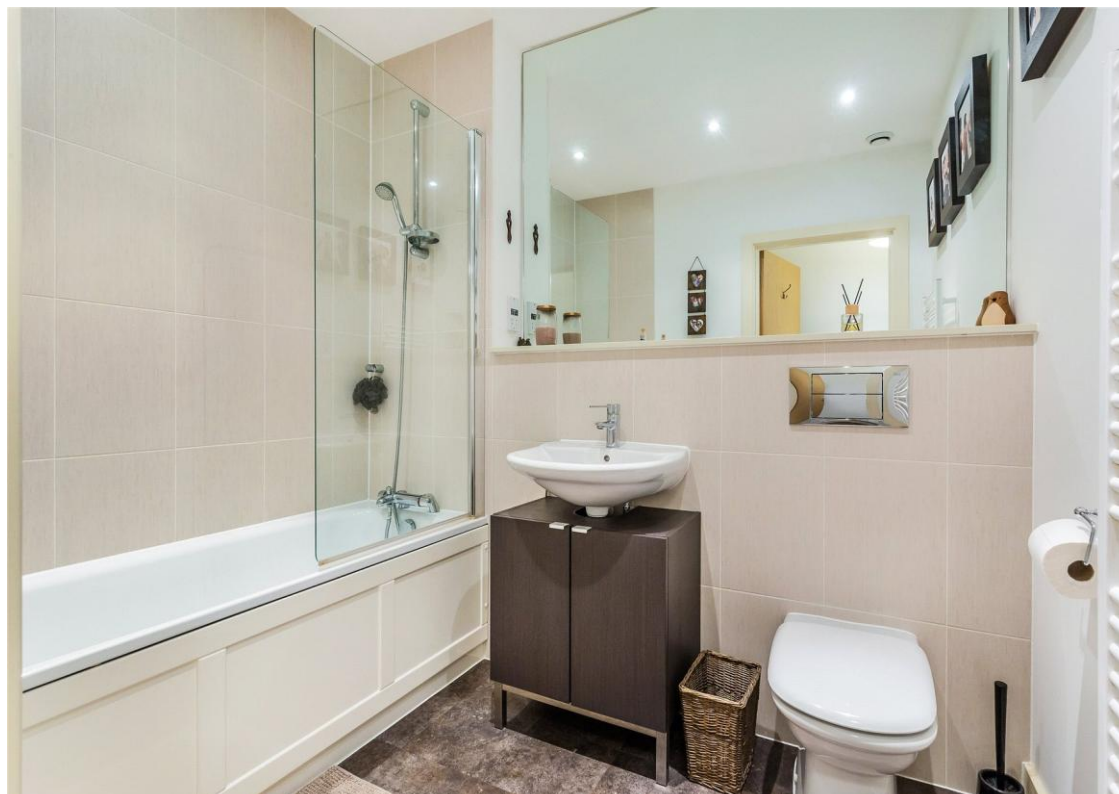
A stunning two bedroom, two bathroom first floor apartment set within the much sought after Gresham Mill development and built upon an island enclave in the heart of Surrey.

Brought to the market for the first time since it was built, the luxury accommodation comprises; a sizeable master bedroom suite with dressing room incorporating bespoke furniture plus a large en-suite shower room. Bedroom two is a double with built in wardrobes and the main bathroom is positioned across the hall. The main living space is open-plan with a dining area, and a living area which opens to the fully fitted high specification kitchen with quartz worktops and integrated appliances. This fine apartment has high ceilings and large windows meaning the property is extremely light and airy.

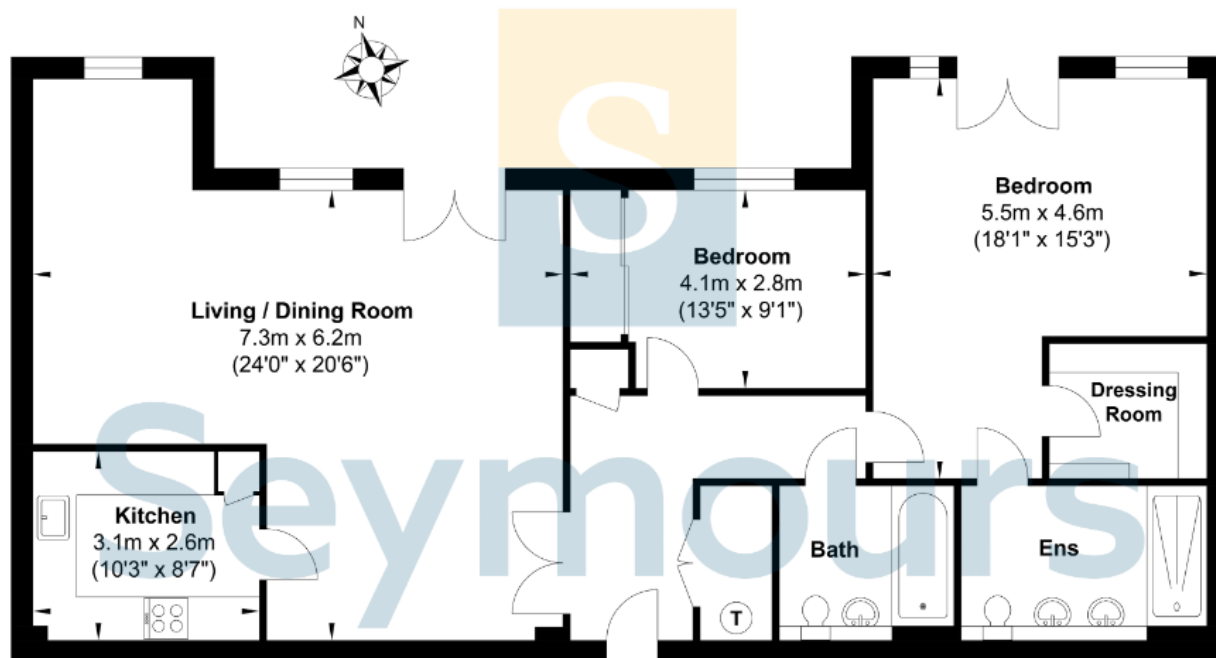
The property has the bonus of two allocated separate parking bays positioned close to the property. Rippling brooks and gushing streams all punctuate these stretches of the River Wey water meadows.

Amid this unique setting of blissful tranquillity, a rare opportunity has emerged to acquire this luxury two bedroom apartment offering exceptional space and light behind the lovingly refurbished façade of the old Gresham print works. With views over water or beautifully landscaped gardens and exclusive access to the 7.4 acre estate including tennis courts.

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.







Gross Internal Floor Area : 110.8 m2 ... 1193 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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