



Woodham Lane
Woodham, Surrey, GU21 5SR

£775,000 Guide Price



Property details

-  3 bedrooms
-  2 baths
-  EPC Rating C
-  1935 sq. ft
-  Byfleet and New Haw 1.0 miles

A beautifully appointed and exceptionally spacious 3-bedroom detached bungalow, ideally located between Woking and West Byfleet. The property features a magnificent open-plan sitting room with log burner, flowing seamlessly into the kitchen/breakfast room, which boasts a stunning solid wood island, granite worktops, and direct access to the covered patio and gardens. The separate dining room also enjoys direct access to the rear garden, making the layout ideal for both family living and entertaining. The welcoming and spacious entrance hall gives the property an excellent sense of flow throughout, while the study could easily serve as a fourth bedroom if required. The principal bedroom benefits from a luxurious en-suite shower room with French doors to the rear garden, while the remaining 2 bedrooms are served by a stylish modern family bathroom featuring an oval bath and separate recessed shower enclosure. Further features include a cloakroom and utility room. Outside, there is an extensive gravel driveway leading to the larger than average garage. The rear garden is beautifully maintained, highly private, and centred around a generous patio area, much of which is covered by mature wisteria, creating a wonderful setting for outdoor entertaining and relaxation.

Woking and West Byfleet mainline railway stations (Waterloo in less than 30-minutes), Waitrose and other comprehensive shopping facilities (Boots pharmacy and Costa coffee) are all nearby. The A3 and M25 (Junction 10) is about 3 miles providing fast access to London, the South and Heathrow and Gatwick airports. The area is served well with an excellent selection of schools both

in the private and state sectors. 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 and mainline station. The area provides excellent commons for walking and riding with the RHS at Wisley just 3 miles away. There are golf courses at Pyrford, Wisley, St George's Hill, Burhill, Wentworth, Sunningdale and The Berkshire, racing at Sandown Park and Ascot, Polo at the Guards Polo Club, Smiths Lawn, Windsor and the Royal Berkshire Polo Club.

Transport Links

Byfleet and New Haw 1.0 miles
West Byfleet 1.5 miles
Weybridge 2.9 miles

Schooling Facilities

Primary
Pyrford COE Primary School
New Haw Community School
West Byfleet Junior School
The Marist Catholic Primary School

Secondary
Fullbrook School
The Bishop David Brown School
Jubilee High School

Council tax band: Tax band F

Local authority: Woking Borough Council

Tenure: Freehold

Viewings

by appointment only
[01932 354494 / westbyfleet.admin@seymours-wba.co.uk](mailto:01932_354494_westbyfleet.admin@seymours-wba.co.uk)



Exceptionally spacious

Ideally located between
Woking and West Byfleet



Floorplan

Woodham Lane, Woodham, GU21

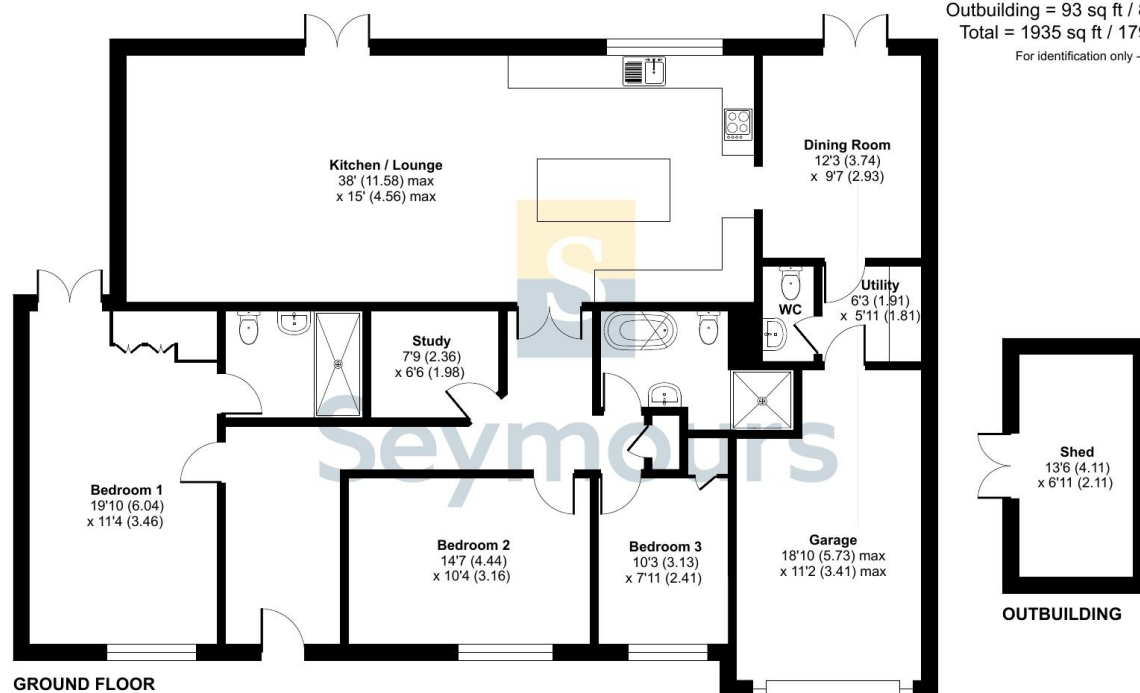
Approximate Area = 1666 sq ft / 154.7 sq m

Garage = 176 sq ft / 16.3 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 1935 sq ft / 179.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1457703



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