



Bourne Way | Woking | Surrey | GU22 9QU





Bourne Way, Woking, Surrey, GU22 9QU

A family home in a quiet cul-de-sac, walking distance from excellent schools.

Set amidst idyllic countryside surroundings, this beautifully presented detached home offers the perfect escape from the pace of city living. With four generously sized bedrooms, three versatile reception rooms, and two bathrooms, the property provides exceptional space and flexibility for modern family life.

Thoughtfully designed for comfort and convenience, the home features a well-maintained garden, a charming patio ideal for outdoor dining, and off-street parking for multiple vehicles. A private garage offers additional storage or secure parking, while the peaceful setting ensures a true sense of seclusion and privacy.

Whether you're enjoying the quiet beauty of the garden or relaxing indoors, this property offers a rare blend of rural charm and practical living. Perfect for families seeking a quieter lifestyle without compromising on space or comfort.

Don't miss the opportunity to make this exceptional property your forever home. Contact us today to arrange a viewing and discover all that this countryside haven has to offer.

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.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.

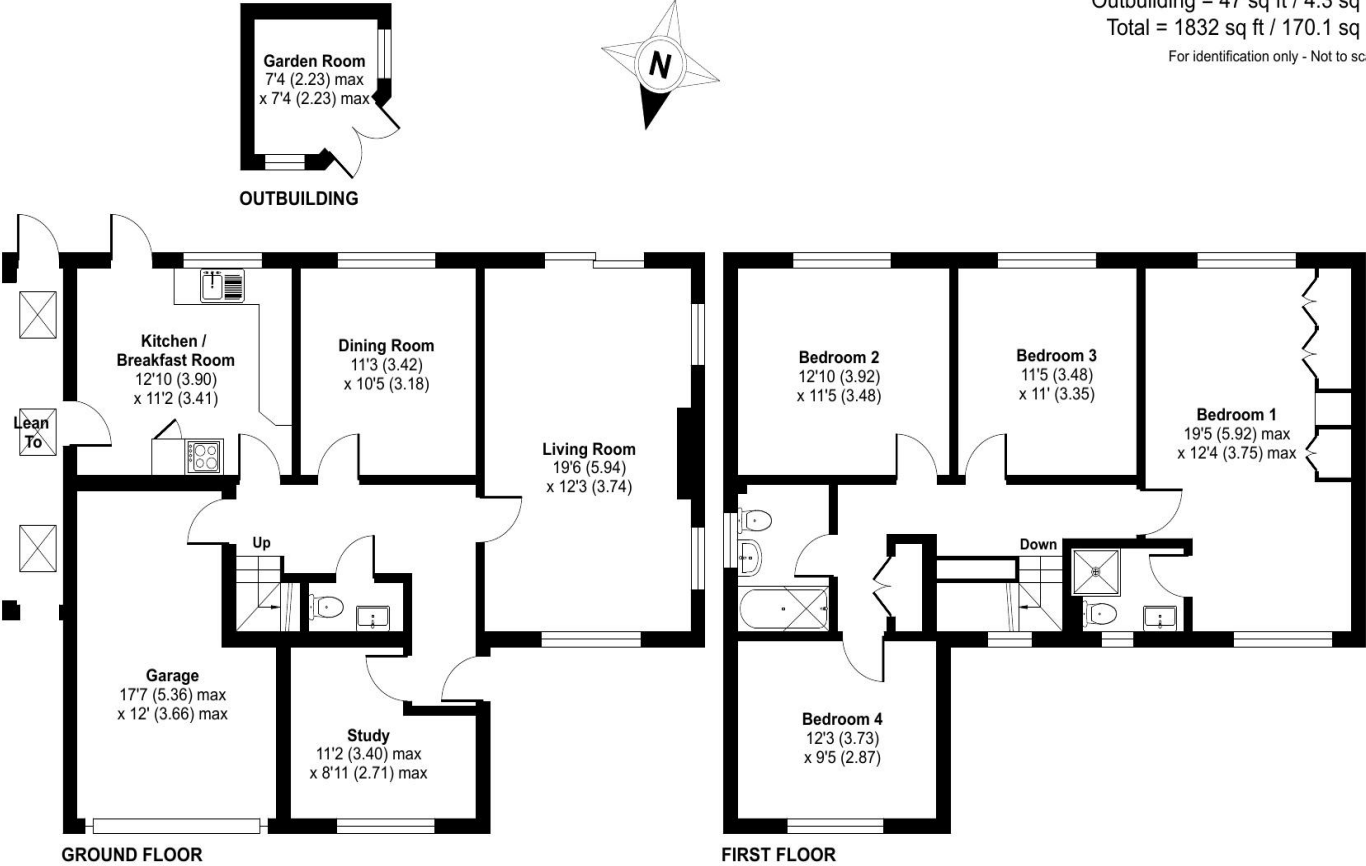




Bourne Way, Woking, Surrey, GU22

Approximate Area = 1603 sq ft / 148.9 sq m (excludes lean to)
Garage = 182 sq ft / 16.9 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1369346





3A-3B, Commercial Way, Woking, Surrey, GU21 6XR

01483 757700 sales@seymours-woking.co.uk

www.seymours-estates.co.uk



Seymours