



Paddock Way | Woking | Surrey | GU21 5TB





Paddock Way, Woking, Surrey, GU21 5TB

Set within a peaceful rural setting, this charming detached home offers the perfect balance of countryside tranquillity and everyday convenience. Beautifully maintained throughout, the property extends to approximately 1,665 sq ft and provides generous, versatile accommodation ideal for families or those seeking a quieter way of life.

The bright and welcoming interior comprises three well-proportioned bedrooms, three spacious reception rooms and two bathrooms, including an en-suite to the principal bedroom, creating flexible living spaces suited to both entertaining and everyday family life. Large windows allow natural light to flood the home, enhancing its warm and inviting atmosphere.

Outside, the property continues to impress with a delightful private garden and a patio area, perfect for al fresco dining, summer entertaining or simply relaxing while enjoying the surrounding countryside. Ample off-road parking and a detached garage provide excellent practicality.

Occupying a secluded yet accessible location, this wonderful home enjoys the peace and privacy of rural living while remaining within easy reach of local amenities, transport links and nearby villages.

Offering charm, space and a superb countryside setting, this is a fantastic opportunity to acquire a home that combines character with comfort. Early viewing is highly recommended.

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.

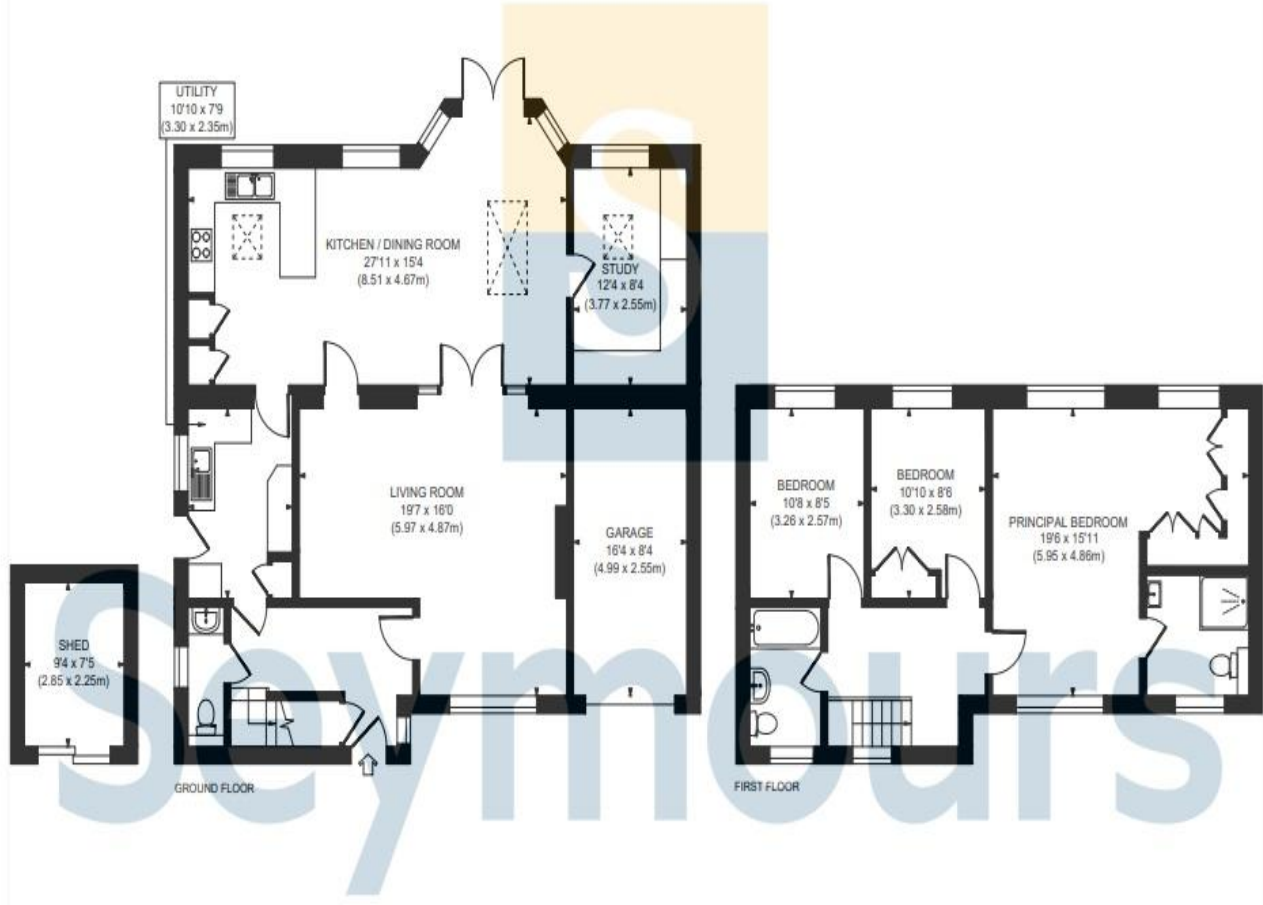
The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.





Approximate Gross Internal Area

Main House 1,665 sq. ft / 154.67 sq. m
Garage 137 sq. ft / 12.72 sq. m
Shed 69 sq. ft / 6.41 sq. m
Total 1,871 sq. ft / 173.80 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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