



The Riding | Woking | Surrey | GU21 5TA





The Riding, Woking, Surrey, GU21 5TA

Set in a peaceful and secluded rural setting, this charming and spacious detached home offers approximately 2,374 sq ft of versatile accommodation, providing an exceptional amount of space for modern family living and entertaining.

The property features four generously proportioned bedrooms and five versatile reception rooms, offering flexibility for a variety of lifestyle needs. Well maintained interiors are complemented by two modern bathrooms, providing both comfort and convenience.

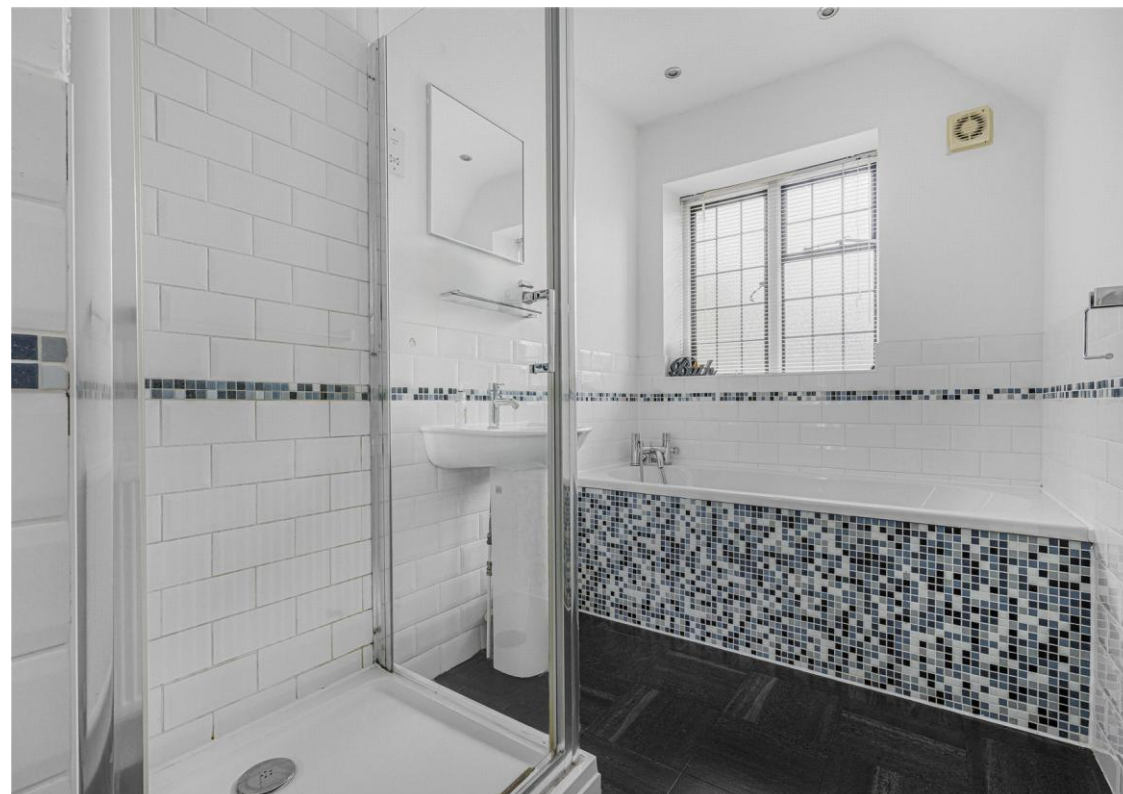
Outside, beautifully landscaped gardens create a tranquil and private setting, with a delightful patio area and conservatory offering ideal spaces to relax and enjoy the surrounding countryside. The property also benefits from off street parking and a garage, providing secure and practical vehicle accommodation.

Combining the peace and privacy of a rural location with convenient access to local amenities, this attractive home offers an appealing balance of tranquillity and accessibility. With its generous accommodation, charming outdoor spaces and versatile layout, it represents an excellent opportunity for those seeking a spacious countryside residence.

Early viewing is highly recommended to fully appreciate the space, setting and character this exceptional property has to offer.

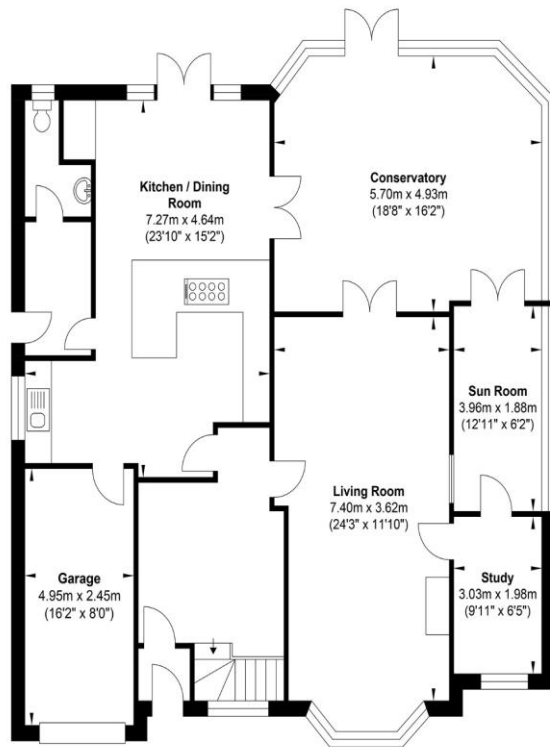
Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, 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, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.

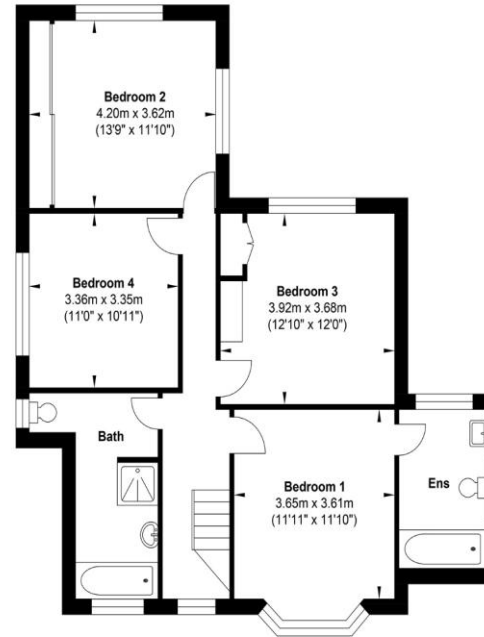




45 The Riding



Ground Floor



First Floor

Gross Internal Floor Area : 220.59 m2 ... 2374.41 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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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