



Bourne

7 Riverside Gardens, Old Woking, Woking, Surrey, GU22 9LJ

Bourne
ESTATE AGENTS

An exceptional detached home backing directly onto the Wey Navigation, featuring private mooring, beautifully appointed luxury kitchen and bathrooms, and a stunning south-facing landscaped garden, positioned in an exclusive cul-de-sac.

The entrance sets a calm and welcoming tone, leading through to a beautifully composed living space where proportions and natural light combine to create an atmosphere that is both elegant and effortlessly comfortable. This space flows seamlessly through to the dining/garden room beyond.

Positioned to take full advantage of the garden outlook, the dining space becomes a natural focal point of the home, perfectly suited to hosting, with an easy connection to the outside that enhances the sense of openness and light. The front-aspect kitchen offers both style and practicality, remaining closely connected to the main living areas.

A separate study provides a versatile space, which we understand has previously been used as a fourth bedroom. A WC completes the ground floor accommodation.

Upstairs, the first floor continues the home's sense of balance and proportion, with well-appointed bedrooms arranged around a central landing, complemented by a contemporary bathroom. The principal bedroom benefits from a dressing area and its own modern en-suite.

The true centrepiece, however, lies beyond. The south-facing garden has been extensively and thoughtfully landscaped, representing a significant investment. Designed for both relaxation and entertaining, it invites long afternoons in the sun and al fresco dining, all while backing directly onto the Wey Navigation. With private mooring, the setting is both rare and highly desirable.

A detached outbuilding completes the offering, currently arranged as a stylish and sociable retreat, ideal as a bar, home office or studio, further enhancing the lifestyle this home affords.

Council Tax band F - £3,585.15pa

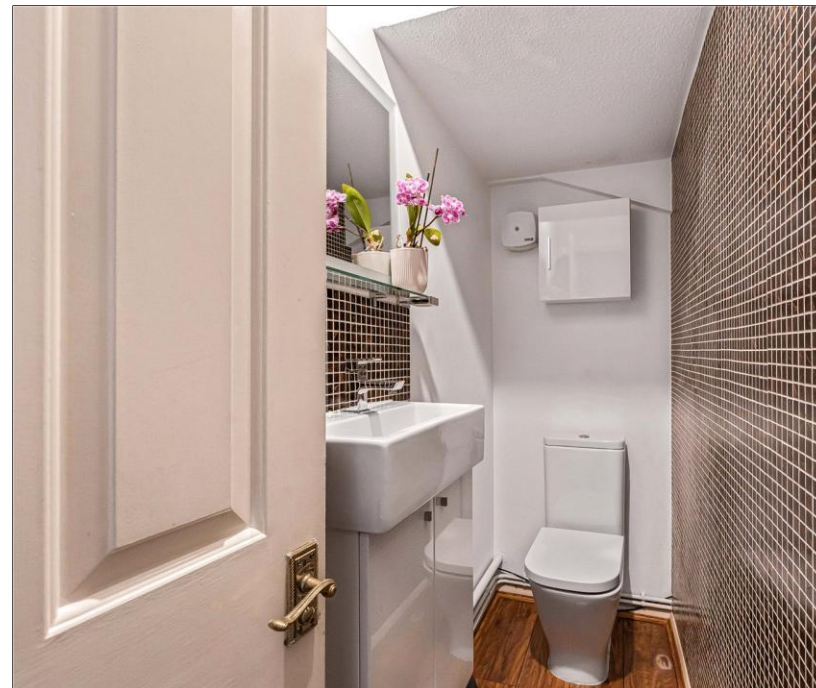


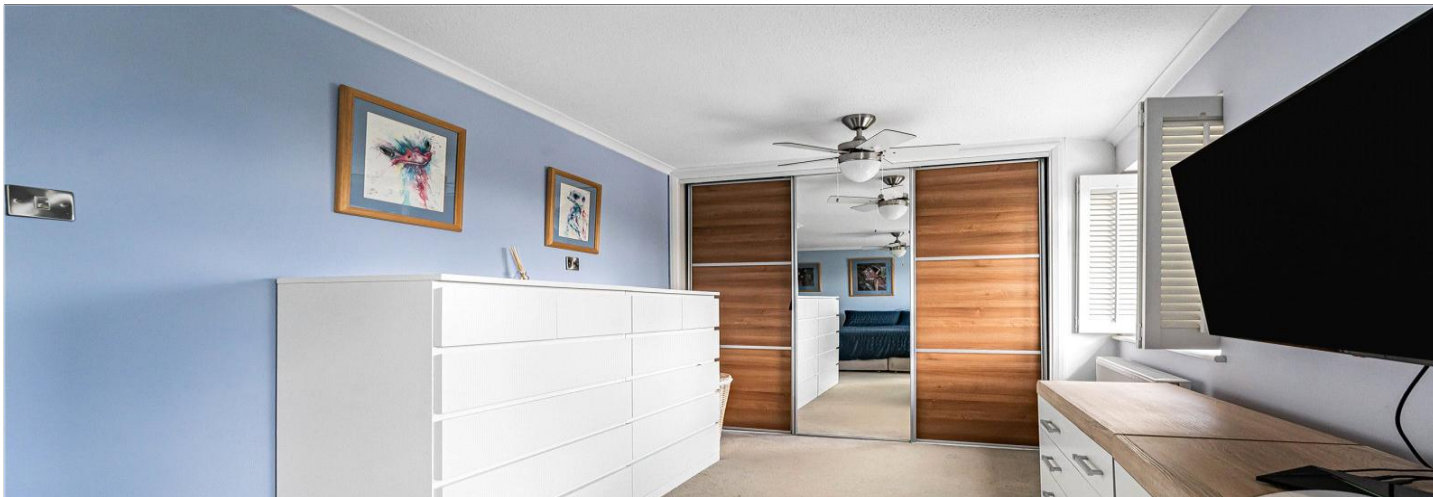


- Exclusive cul-de-sac setting
- Backing onto Wey Navigation
- Private mooring access
- Stunning south-facing landscaped garden
- Beautifully presented throughout



- Spacious living and entertaining areas
- Stylish kitchen
- Versatile study/fourth bedroom
- Principal suite with dressing area and en-suite
- Detached outbuilding with multiple uses





**Approximate Gross Internal Area 1273 sq ft - 118 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 726 sq ft – 67 sq m

First Floor Area 547 sq ft – 51 sq m

Garage Area 139 sq ft – 13 sq m

Outbuilding Area 57 sq ft – 5 sq m



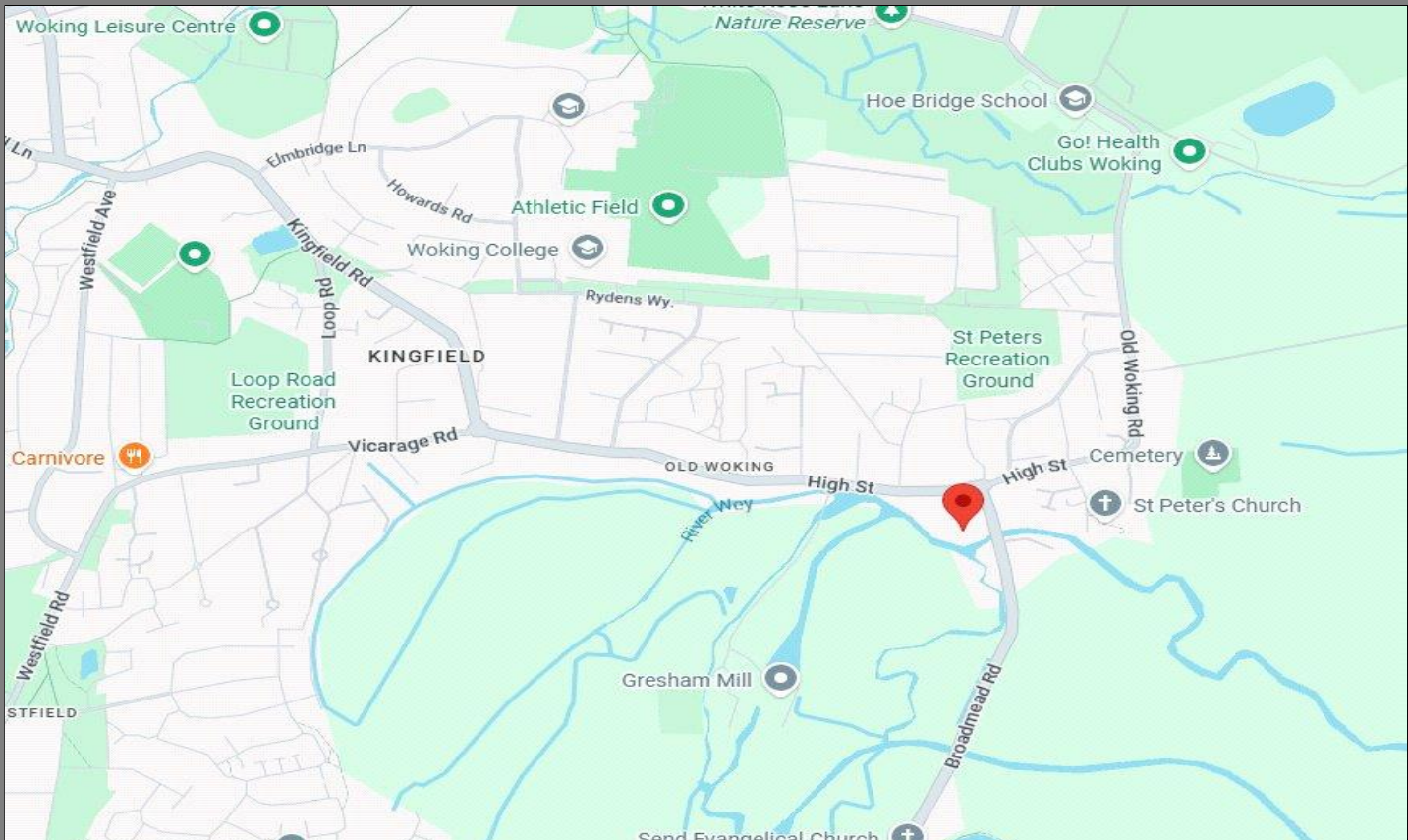
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands a multi screen cinema and The New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes, which cater for every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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