

Bourne

ESTATE AGENTS



Bourne

Paxton Gardens, Woodham, Surrey, GU21 5TS

£800,000

Paxton Gardens, Woodham, Surrey, GU21 5TS

Occupying an enviable and particularly private position within one of the area's most sought-after settings, this exceptional family home presents a rare opportunity to acquire a property that has remained firmly away from the open market for many decades.

Set well back from the road and encompassed within a large, secluded plot, the property enjoys a wonderful sense of privacy and seclusion that is increasingly difficult to find. Properties in this particular location are rarely offered for sale, making this a genuinely unusual proposition for the discerning buyer.

The house itself provides generous and versatile accommodation arranged over two floors, with a natural flow between the principal living spaces and the garden. A welcoming entrance leads through to the kitchen/breakfast room, dining room and substantial sitting room, with a conservatory extending the living space and providing an attractive connection with the surrounding grounds.

To the first floor are four bedrooms together with the family bathroom, offering excellent scope for modern family living while retaining the character and proportions of the existing home.

Outside, it is the setting and extent of the plot that truly distinguish this property. Tucked away from the road, the gardens provide an unusual degree of privacy and seclusion, creating a peaceful backdrop rarely associated with properties in such a convenient location. A detached garage/workshop further complements the property.

Having been held for many years and not offered to the market for several decades, this is far more than simply another house for sale. It represents a one-off opportunity to acquire a home in a location where opportunities of this nature seldom arise.

- Rarely available sought after setting
- Generous 0.2-acre secluded plot
- Exceptional degree of privacy
- Four well-proportioned bedrooms
- Three principal reception areas
- Spacious Kitchen/breakfast room
- Detached garage/workshop
- Excellent opportunity to extend STPP
- No onward chain



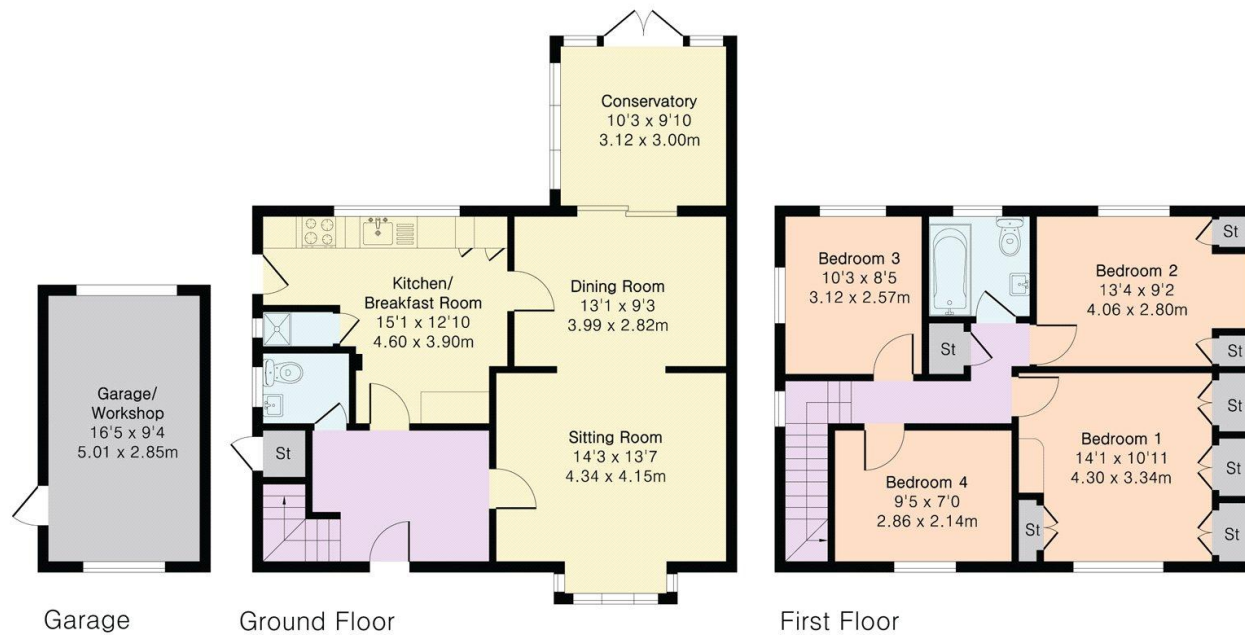
Floorplan

**Approximate Gross Internal Area 1340 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 730 sq ft – 68 sq m

First Floor Area 610 sq ft – 57 sq m

Garage Area 154 sq ft – 14 sq m

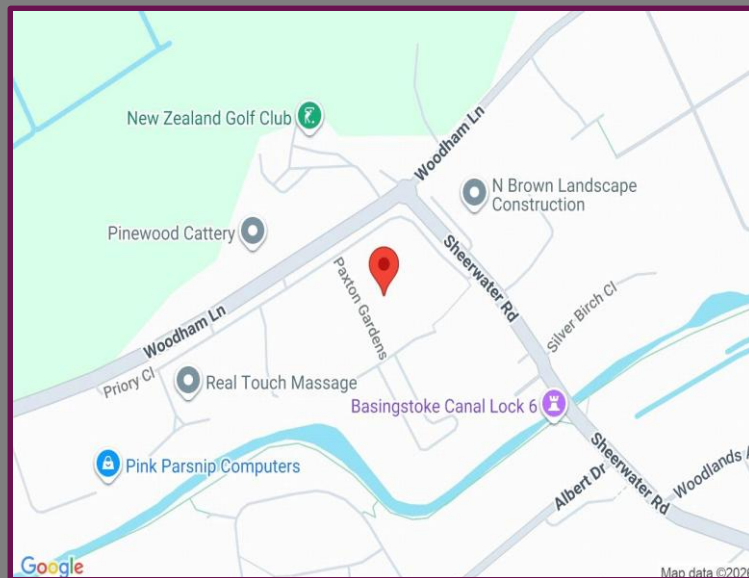


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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:

Paxton Gardens is situated in the highly regarded village of Woodham, enjoying a peaceful and established residential setting surrounded by attractive open countryside. The area is particularly appealing for those seeking a quieter village environment while remaining within easy reach of Woking, Guildford and the wider Surrey commuter network. Woodham offers a strong sense of community, excellent local amenities and access to a number of well-regarded schools, making it a popular choice for families and commuters alike.



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.