



Cosheston, Guildford Lane, Woking, GU22 0AS

- WELL-PROPORTIONED FAMILY HOME IN A CONVENIENT LOCATION
- SPACIOUS LAYOUT WITH POTENTIAL FOR EXTENSION AND RECONFIGURATION (SUBJECT TO CONSENTS)
- DOUBLE-ASPECT LIVING ROOM WITH DOORS TO THE GARDEN AND SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES AND AMPLE STORAGE
- FOUR DOUBLE BEDROOMS, INCLUDING PRINCIPAL WITH EN-SUITE AND DRESSING AREA
- WESTERLY BACKING GARDEN, MAINLY LAID TO LAWN WITH PATIO, MATURE TREES, AND SHRUBS
- DRIVEWAY PARKING AND INTEGRAL GARAGE WITH INTERNAL ACCESS
- EPC RATING: E



Cosheston is a well-proportioned family home offering generous and versatile accommodation in a highly sought-after location on Guildford Lane, Woking. The property combines spacious interiors with a practical layout, making it ideal for modern family living. While the house would benefit from some modernisation, it presents an excellent opportunity to create a contemporary family residence tailored to individual tastes. In addition, the property offers scope for extension and reconfiguration, subject to the usual consents.

On the ground floor, the entrance hall leads to a bright double-aspect living room, which spans the width of the property and features double doors opening onto the rear garden. Leading from the living room is a well-proportioned dining room. The kitchen and breakfast area offers ample storage and workspace, complete with a stainless-steel sink and drainer, integrated gas hob with cooker hood, double electric oven, and space for a freestanding dishwasher. A convenient downstairs cloakroom and internal access to the integral garage complete the ground floor.

The first floor comprises four generously sized bedrooms, including a principal bedroom with an en-suite shower room and dressing area. The remaining three bedrooms are all well-proportioned doubles, each benefiting from built-in storage. A modern three-piece family bathroom serves these rooms.

Cosheston occupies a prime position within easy reach of Woking town centre, excellent schools, and fast rail links to London Waterloo, making it an ideal choice for commuters and families alike.



## THE GROUNDS

Outside, the property enjoys a private, westerly backing rear garden that benefits from excellent afternoon and evening sun. The garden is mainly laid to lawn, and is complemented by a paved patio area. Mature trees and shrubs border the sides and rear, providing a natural backdrop and a good degree of privacy. To the front, there is driveway parking and access to the integral garage.

## SITUATION

Cosheston is situated on Guildford Lane, situated within easy reach of Woking town centre. Woking offers an excellent range of amenities, including a modern shopping centre, a variety of restaurants, cafés, and leisure facilities such as The Light cinema and the New Victoria Theatre. The town is renowned for its superb transport links, with Woking station providing fast and frequent services to London Waterloo in around 25 minutes, making it ideal for commuters. There are highly regarded schools in the area, both state and independent, along with beautiful countryside walks and outdoor spaces nearby, including Horsell Common and the Surrey Hills Area of Outstanding Natural Beauty. The property also benefits from convenient access to the A3 and M25, ensuring excellent road connections to London, Guildford, and Heathrow Airport.

WOKING TOWN CENTRE | 0.8 miles

WOKING MAINLINE STATION | 0.9 miles

LONDON WATERLOO | 25 MINUTES BY TRAIN FROM WOKING MAINLINE STATION

GUILDFORD | 5.3 miles

CENTRAL LONDON | 26 miles

HEATHROW AIRPORT | 13.7 miles

# Cosheston, Guildford Lane, Woking, GU22

Approximate Area = 1996 sq ft / 185.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Clarke Gammon. REF: 1389143

## LOCAL AUTHORITY

Woking Borough Council

## COUNCIL TAX

Band G G

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

Sat Nav ref - GU22 0AS

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

