

CURCHODS



Hillcrest House, 2 Woodham Gate

Woodham, Surrey, GU21 5AY

4-5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Guide Price £1,325,000

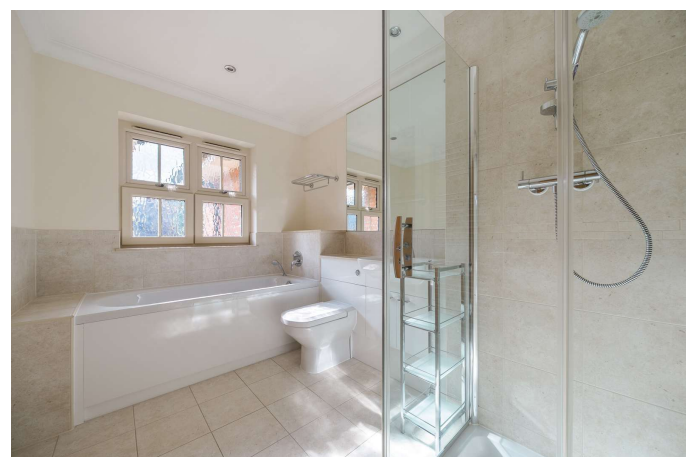
Freehold



NO ONWARD CHAIN. A substantial and beautifully proportioned four-bedroom detached family home, enjoying a desirable position within the prestigious private gated development of Woodham Gate. Extending to approximately 2,440 sq ft, the accommodation is centred around an exceptional 35ft kitchen/family room, creating a superb space for both everyday family life and entertaining. A substantial central island forms a natural focal point, while generous dining and living areas and bi-fold and French doors provide a wonderful connection with the garden. Underfloor heating extends across the majority of the ground floor, adding a further touch of comfort, while a separate sitting room, utility room and cloakroom complete this level.

Upstairs, the impressive principal bedroom benefits from its own dressing room and en-suite bathroom. The property was originally designed and built as a five-bedroom home, with the current dressing room having been converted from the fifth bedroom by previous owners and offering the flexibility to be reinstated as a bedroom if required. Bedroom two also enjoys an en-suite bathroom, while bedroom three has Jack and Jill access to a further bathroom, also accessible from the landing. A generous fourth bedroom completes the accommodation.

Outside, the secluded rear garden features a broad paved terrace and excellent entertaining space, complemented by a substantial double garage and driveway parking.



EPC C | Council Tax Band G

Key Features

- No Onward Chain
- Prestigious private gated development
- Approximately 2,440 sq ft of accommodation
- Underfloor heating throughout most of the ground floor
- Superb 35ft kitchen/family room
- Four generous double bedrooms
- Principal and guest bedroom with en-suites
- Large private garden
- Double garage and driveway parking
- Conveniently located for Woking and West Byfleet stations
- Handy for the A3 and M25

Location

Woodham Gate is widely regarded as one of Woodham's premier private roads, ideally positioned for convenient access to both Woking and West Byfleet, each offering mainline railway stations with fast links into London, making the area particularly appealing to commuters.

The A3 and M25 are also within easy reach, providing excellent road connections to Heathrow and Gatwick airports.

The surrounding area benefits from a selection of highly regarded state and independent schools, together with an abundance of nearby countryside and woodland walks and challenging golf clubs.

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Heating source is gas. Boiler last serviced in 2024. There is a service charge of £2,694pa for the estate which includes maintenance for the road, gates, landscape maintenance, utility charges for communal areas and sinking fund – for the full list, please ask a member of our team.

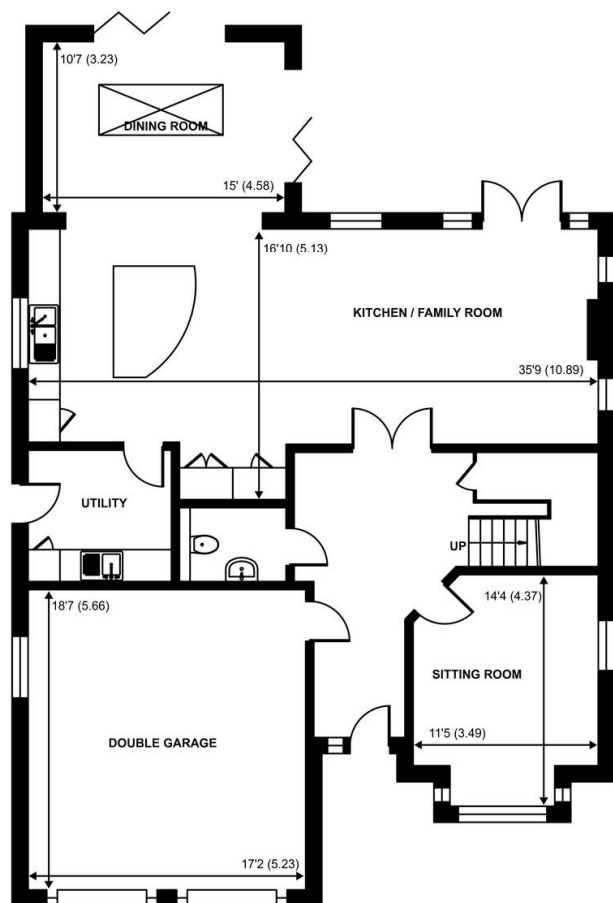


Approximate Area = 2440 sq ft / 226.6 sq m

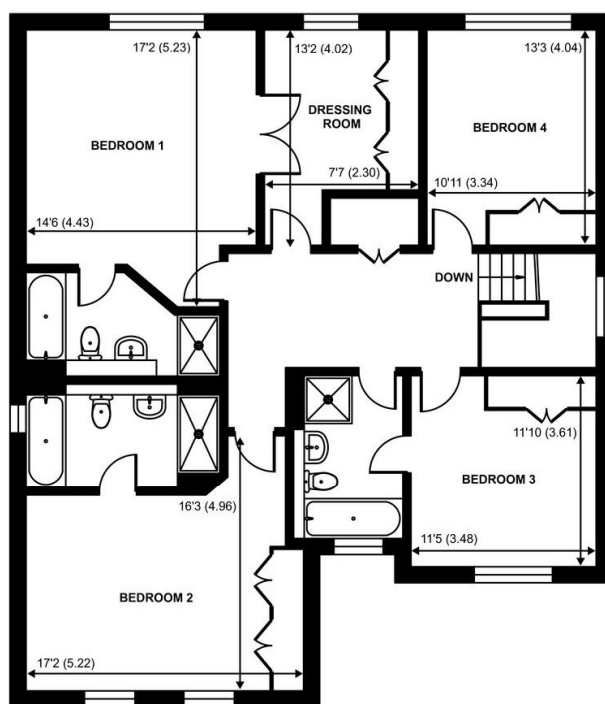
Garage = 319 sq ft / 29.6 sq m

Total = 2759 sq ft / 256.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Reference: CWB260125