



*Homes of Distinction*



## HORSELL

Ferndale Road, Horsell, Woking, Surrey, GU21 4AJ

*Edwardian charm combined with contemporary living.*

A lovingly restored double fronted Edwardian detached residence which offers the very best of both worlds, combining original Edwardian features with the highest quality contemporary design. This residence has been completely renovated to provide luxury family living overlooking parkland, yet only a short walk to Woking station with fast rail services into London in under 30 minutes.

Overlooking Wheatsheaf Common in this most desirable and quiet road, the property benefits from off road parking with an electric vehicle charging point and parking for two cars. Combining well-proportioned high ceilinged principal rooms, together with an open plan kitchen/dining/living room, the home provides flexible space for families, homeworking and entertaining.

The property has high performance double glazed windows to both the Edwardian and the new facades. The large kitchen/dining/living room overlooks the garden through full height 'crittall' style glazed windows that allow the light to flood in to the living areas, complemented by two roof lanterns over the kitchen area. Floors are solid oak in all principal reception rooms, and stone in the utility room, hall and downstairs WC. The large bespoke luxury kitchen includes handleless units with an island that combines the cook top and a 'docking station' seating four in comfort. There are built-in cupboards, shelving and an audio visual unit in the principal rooms where integrated lighting is dimmable/ programmable via remote controls. All bathroom furniture and fittings are high end and there are bespoke built-in wardrobes in the guest bedroom, dressing room and an airing cupboard in the master bathroom. There are three further bedrooms and shower-room on the first floor.

This is a very high quality crafted interior that carefully combines modern design with original features, and externally the Edwardian façade has been enhanced by the modern cedar clad and 'crittall' style extension at the rear.

EPC Rating D – Council Tax Band F – Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





## LOCATION

Situated within the popular village of Horsell, yet a short walk of Woking town centre and its much favoured mainline station with fast and frequent links into London Waterloo in approx 24 mins making this ideally situated for the commuter. Its appeal however runs much deeper than this. Highly regarded schooling, stunning countryside walks not to mention fine gastro pubs, make Horsell village a firm favourite with families as well. The major road networks nearby include the A3, M3, M4 and M25 allowing access into central London or out to the south west of England and all major London Airports including access to Heathrow Airport and the West Country and also into the West End and City. Woking and in particular Horsell has some of the finest state and independent schools in the country which include Halstead Preparatory School for Girls on Woodham Rise, St Andrews School in The Ridgeway, The Horsell Village School, the International School of London located close by off the Old Woking Road, Woking High Secondary in Horsell and St John the Baptist Catholic Secondary located in Woking.





## ACCOMMODATION & SPECIFICATION

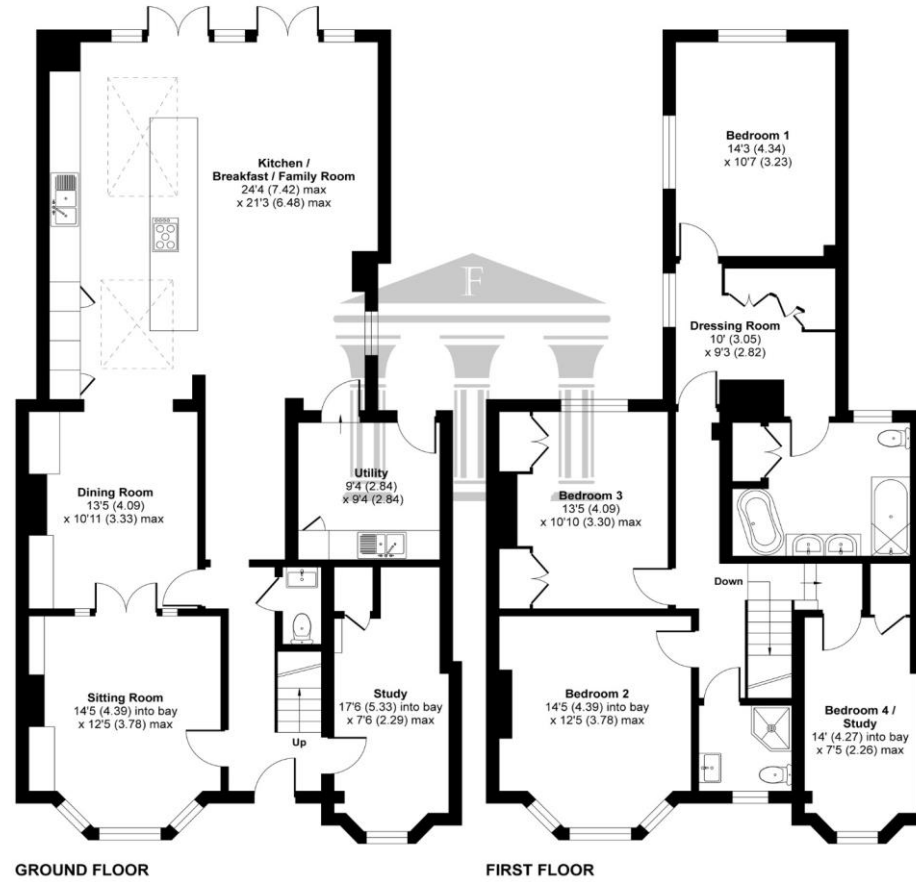
- ❖ Double Fronted Edwardian Residence Overlooking Parkland
- ❖ Walking Distance Of Woking Mainline Station
- ❖ Contemporary Ground Floor Layout
- ❖ Open Plan Kitchen/Dining/Living Room
- ❖ Immaculately Presented Throughout
- ❖ Utility Room
- ❖ Four Bedrooms
- ❖ Two Bathrooms
- ❖ Four Separate Reception Rooms (Including Study)
- ❖ Off Street Parking & Electric Vehicle Charging
- ❖ Edwardian Character Features
- ❖ Study



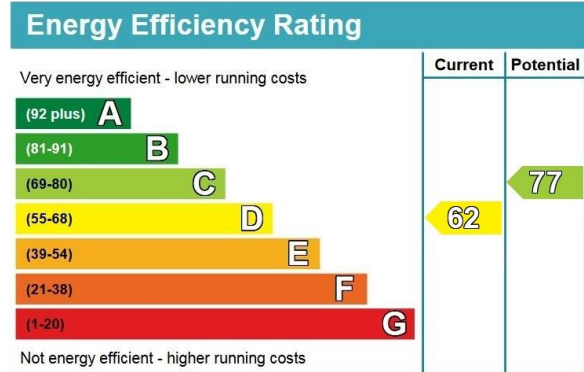
# Ferndale Road, Horsell, Woking, GU21

Approximate Area = 2229 sq ft / 207 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Foundations Independent Estate Agents. REF: 791673







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