



Homes of Distinction



HORSELL

Heather Close, Horsell, Woking, Surrey, GU21 4JR

An attractive double fronted residence ideally positioned in this fabulous location with direct gated access onto Horsell Common.

'Heather Cottage' occupies a fabulous location, positioned at the end of its own private driveway, bordered by Horsell Common, yet only a short walk away from Horsell's thriving village amenities and highly regarded schools. With its own direct gated access to Horsell Common, this is an ideal family home for those looking for a semi rural location.

'Heather Cottage' is an attractive, double fronted period residence with a number of bedroom options which includes an impressive principal bedroom suite. A spacious reception hall sets the tone for the ground floor with large double aspect reception rooms including a light and airy living room and a dining room that comfortably sits large family gatherings at special occasions. The rear of the property features a lovely open plan kitchen/dining/sitting area, a fabulous space for entertaining and modern day living. A utility room and downstairs cloakroom conclude the ground floor. A particular feature is the highly versatile detached garaging with EV charging point and home office which offers a multitude of usages.

The grounds offer a fabulous outlook over Horsell Common. There is parking for numerous motor vehicles and beautifully kept gardens.

Internal viewings are highly recommended via the vendor's sole agents.

Council tax band G - EPC Rating D



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 easy reach of both Horsell Village and Woking Town Centre. Its much favoured mainline station offers fast and frequent links into London Waterloo in approx 24 mins, making this ideally situated for the commuter. Highly regarded schooling, stunning countryside walks not to mention fine gastro pubs, make Horsell village a firm favourite with families. 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. Woking is a modern and contemporary town that has been the subject of very significant improvement in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema.





ACCOMMODATION & SPECIFICATION

- ❖ Fabulous Location
- ❖ Impressive Reception Rooms
- ❖ Five Bedrooms
- ❖ Detached Period Home
- ❖ Garage & Home Office Complex
- ❖ Beautiful Grounds
- ❖ Direct Access Onto Horsell Common
- ❖ Walking Distance Of Horsell Village
- ❖ Open Plan Kitchen/Dining/Family Room



Heather Close, Woking, GU21

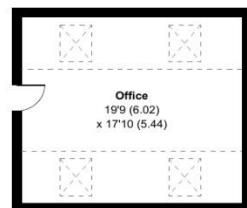
Approximate Area = 2923 sq ft / 271.5 sq m (includes garage)

Limited Use Area(s) = 197 sq ft / 18.3 sq m

Outbuilding = 155 sq ft / 14.3 sq m

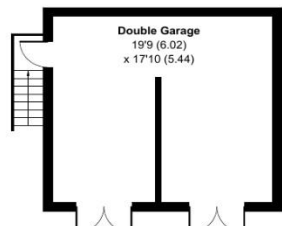
Total = 3275 sq ft / 304.1 sq m

For identification only - Not to scale

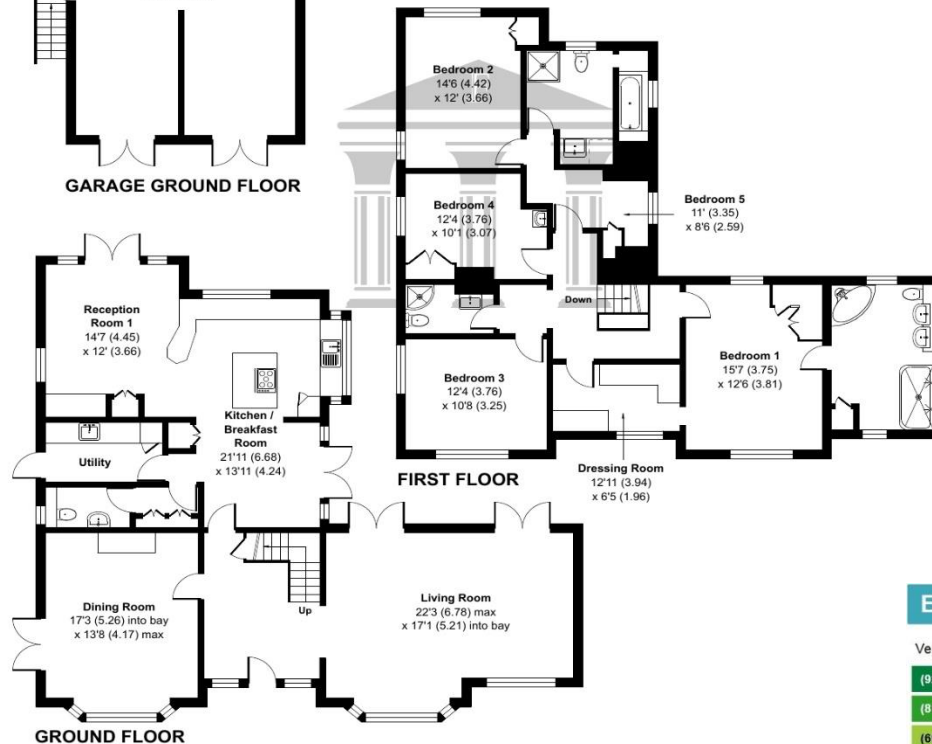


GARAGE FIRST FLOOR

Denotes restricted head height



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 985043

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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www.foundationsofwoking.com

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