



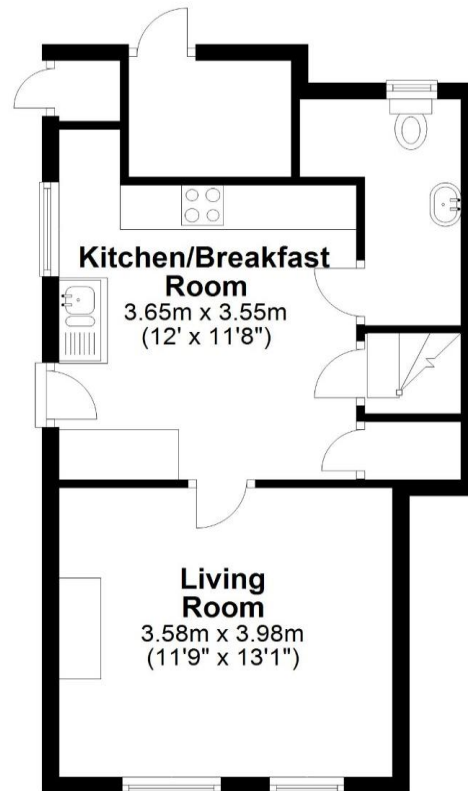
HORSELL

£550,000

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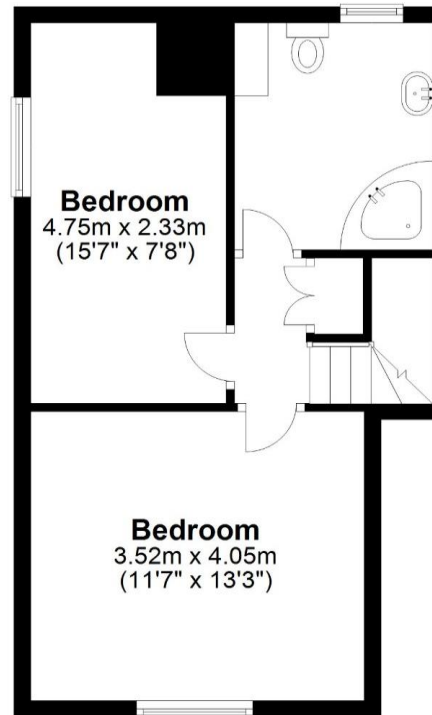
Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 76.0 sq. metres (818.4 sq. feet)

High Street, Horsell, Woking, Surrey, GU21

- **Charming Two Bedroom Cottage**
- **Impressive Frontage**
- **Kitchen/Breakfast Room**
- **Downstairs Cloakroom**
- **Utility Room**
- **Upstairs Bathroom**
- **Large Rear Garden**
- **Potential For Enlargement (STPP)**
- **NO ONWARD CHAIN**

Steeped in history and believed to have origins dating back to the 16th century, this charming cottage exudes character and timeless appeal. Tucked away from the road, it boasts an impressive frontage and is a delightful representation of old-world charm. The accommodation is thoughtfully designed, with a spacious reception room that offers a warm and welcoming ambience, along with a generously sized kitchen/breakfast room, a utility room, and a convenient downstairs cloakroom. Upstairs, the cottage comprises two bedrooms and an upstairs bathroom, creating a cosy and private haven for residents.

The property further unfolds into a large rear garden, offering ample outdoor space for relaxation and gardening enthusiasts. With its rich history and potential for expansion, this cottage is a canvas ready to be transformed into a dream home, subject to the usual planning consents. A compelling aspect is that the property is offered to the market with "NO ONWARD CHAIN," ensuring a seamless transition for its next fortunate owner. Don't miss the opportunity to make this historic gem your own and create your vision of the perfect family home.

Situated in the centre of Horsell Village and within walking distance of Woking Town Centre. Woking's 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 has a busy and thriving centre with an array of bars, cafes and restaurants as well as shopping opportunities, not least of which is the Peacocks centre, which is also home to the New Victoria theatre and multi-screen cinema.

Council Tax Band D - EPC Rating D

PLEASE NOTE: Under the provision of the Estate Agency Act 1979, the vendor of this property is a relative of an employee of Foundations Independent Estate Agent.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



