



**HORSELL**

**£995,000**

**Presenting an impeccably maintained detached family residence, this property stands as a testament to refined living in an ideal location, just a short stroll from Woking Town Centre and its mainline station.**

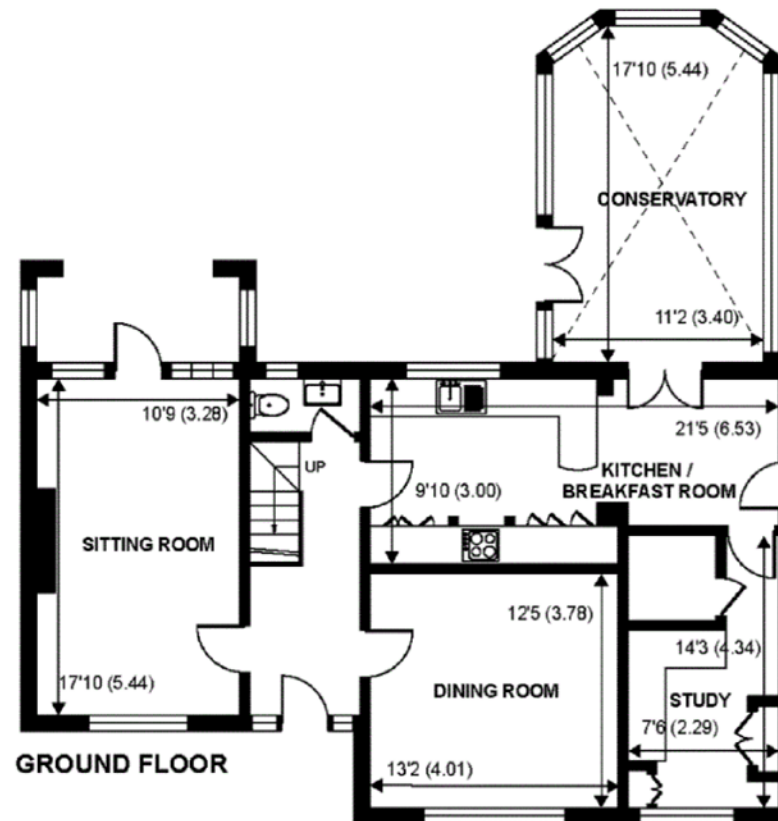
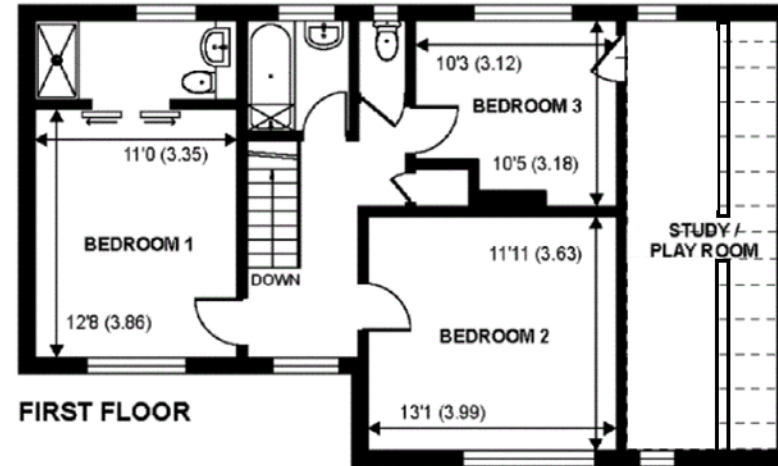
Approximate Area = 1686 sq ft / 156.6 sq m

Limited Use Area(s) = 193 sq ft / 17.9 sq m

Total = 1879 sq ft / 174.5 sq m

For identification only - Not to scale

Denotes restricted head height





## Orchard Drive, Horsell, Woking, Surrey, GU21

- **3 Bedroom Detached Family Residence**
- **En-Suite To Principal Bedroom**
- **Immaculately Presented Throughout**
- **3 Separate Reception Room**
- **Kitchen/Breakfast Room**
- **Ample Off Road Parking**
- **Walking Distance To Woking Mainline Station**
- **NO ONWARD CHAIN**

Presenting an impeccably maintained detached family residence, this property stands as a testament to refined living in an ideal location, just a short stroll from Woking Town Centre and its mainline station. A warm welcome through a covered entrance porch, sets the tone for the elegance that unfolds within. The well-designed interior encompasses a kitchen/breakfast room, a double aspect sitting room which opens onto a loggia - flowing into the rear garden, a formal dining room, a good-sized study for added convenience, a delightful conservatory that bathes this living space in natural light and a downstairs cloakroom, ensuring practicality for daily living.

Ascending upstairs, three double bedrooms await, with the principal bedroom featuring a newly fitted ensuite wet room. The first floor is completed by a well-appointed family bathroom. An additional room built into the eaves offers excellent space for a playroom, study, and storage, with the potential to enhance, adding further bedrooms utilising dormers - subject to the usual planning consent. Outdoor living is equally enchanting, with a mature landscaped garden at the rear, providing a serene retreat. At the front, a meticulously landscaped garden pairs with a driveway, offering ample off-street parking for multiple vehicles. This residence seamlessly combines style, comfort, and convenience, making it a rare gem for those seeking a harmonious family home in a coveted location.

Nestled within the convenient proximity of both Horsell Village and Woking Town Centre, this location boasts an enviable mainline station that provides swift and frequent connections to London Waterloo in approximately 24 minutes, making it an idyllic choice for commuters. A short stroll to Horsell Common, a large woodland (made famous by H.G. Wells in War of the Worlds) used by horse riders and dog walkers alike, offering walkers a haven and welcome escape. Horsell Village is renowned for its exceptional schools, breathtaking countryside strolls, and an array of exquisite gastro pubs, rendering it a beloved destination for families. Furthermore, the nearby major road networks, including the A3, M3, M4, and M25, facilitate effortless travel to central London, the south west of England, and all key London Airports, including Heathrow. With top-tier state and independent schools, Woking, and particularly Horsell, stands out for its exceptional education offerings. Woking itself boasts a vibrant city centre, replete with a diverse selection of bars, cafes, restaurants, and shopping opportunities, including the Peacocks centre, home to the New Victoria Theatre and a multiscreen cinema.

Council Tax Band F - EPC Rating D





