



HORSELL

Guide Price £800,000

Welcome to this beautifully appointed and versatile three/four bedroom detached residence, perfectly positioned with picturesque views overlooking the village cricket green.



Arthurs Bridge Road, Horsell, Woking, GU21

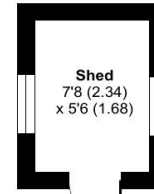
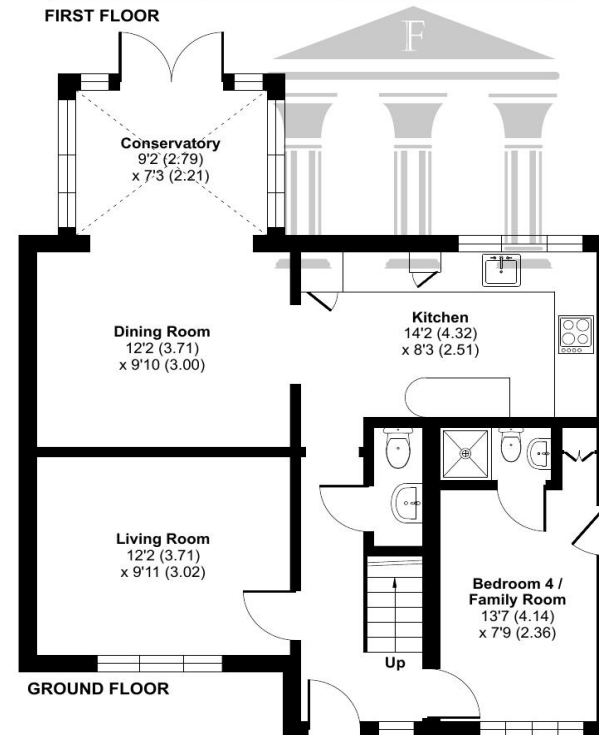
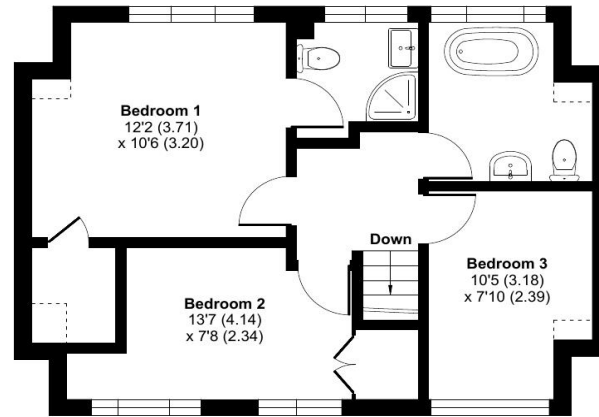
Approximate Area = 1148 sq ft / 106.6 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1199 sq ft / 111.3 sq m

For identification only - Not to scale



OUTBUILDING

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Foundations Independent Estate Agents. REF: 1151013

Arthurs Bridge Road, Horsell, Woking, Surrey, GU21

- **Fabulous Detached Residence**
- **Three/Four Bedrooms**
- **En-Suite To Principal Bedroom**
- **Ground Floor Bedroom/Family Room With En-Suite Shower Room**
- **Separate Living Room**
- **Open Plan Kitchen/Dining Room/ Orangery**
- **Off Road Parking For Two Cars**
- **Walking Distance To Mainline Station**

Welcome to this beautifully appointed and versatile three/four bedroom detached residence, perfectly positioned with picturesque views overlooking the village cricket green. This charming home is just a short walk from local amenities, Woking Town Centre, and the mainline station, offering a blend of convenience and tranquillity.

The ground floor boasts a fabulous open-plan kitchen, dining room, and orangery, creating a vibrant space for family living and entertaining. Additionally, there is a separate living room for more intimate gatherings, and a flexible ground floor bedroom with an en-suite shower room, which can also serve as a family room. A convenient cloakroom completes the layout of the ground floor, enhancing the home's functionality. Ascending the stairs, you will find three spacious bedrooms. The principal bedroom features an en-suite shower room, providing a private retreat. The remaining bedrooms share a beautifully appointed family bathroom, ensuring style and comfort for all residents. Outside, the property offers a mature rear garden with a patio area, perfect for outdoor relaxation and entertaining. The front of the home includes a driveway providing off-road parking for two cars, adding to the convenience of this delightful residence. This home seamlessly combines elegance, versatility, and a prime location, making it an ideal choice for discerning buyers.

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. 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 town 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 multi-screen cinema.

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

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.



