



HORSELL

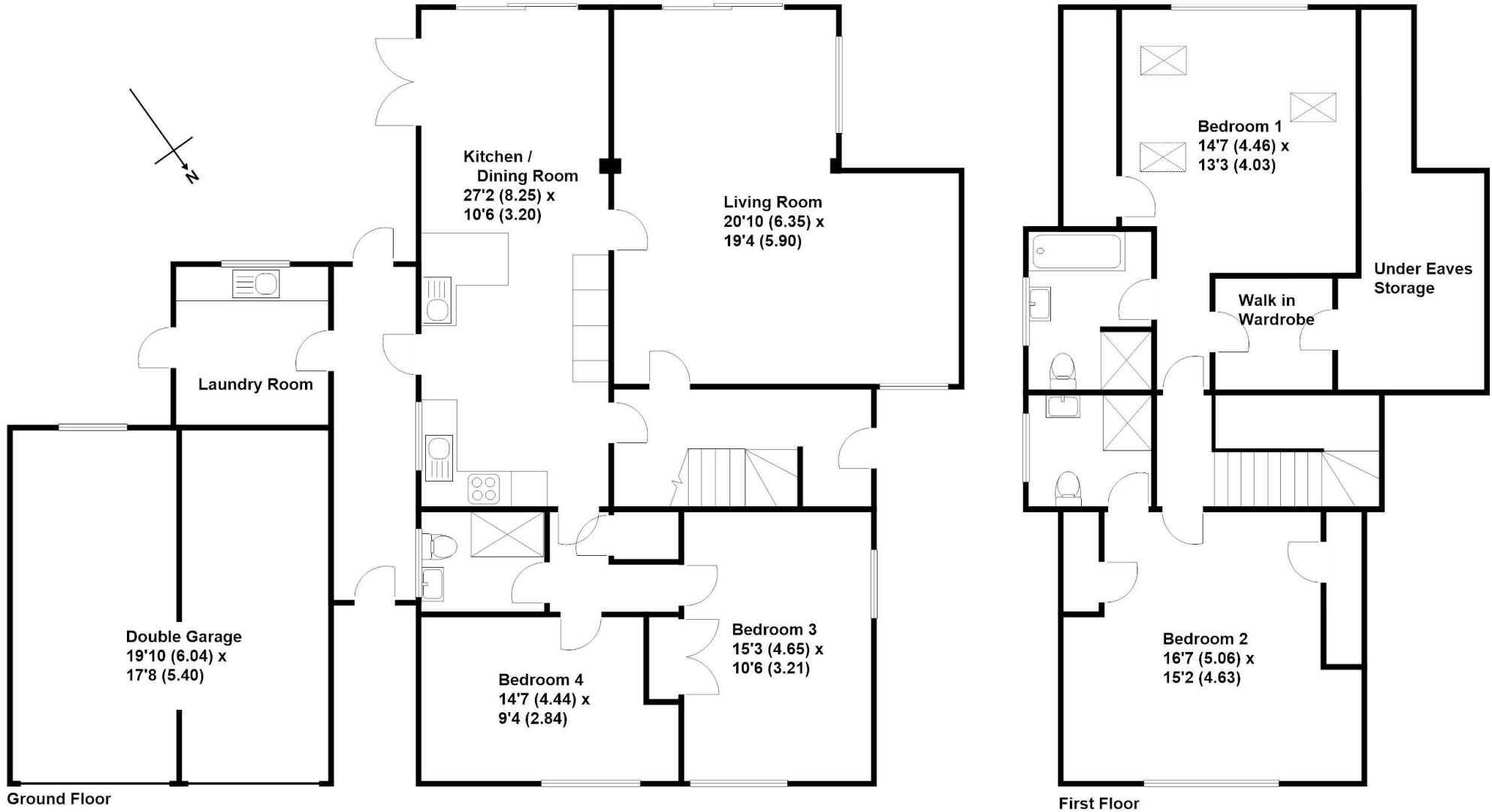
OIRO £1,000,000

Nestled in a highly sought-after location, this stunning detached residence combines tranquillity with unmatched convenience, set at the end of a quiet, no-through road. Just a short stroll from Horsell Village and Woking Town Centre.



Churchfields, Woking

Approximate gross internal floor area 2391 sq/ft - 222.1 m/sq



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The Ridings, 2 Churchfields, Horsell Park, Horsell, Woking, Surrey, GU21 4LX

- **Four Bedroom Detached Family Residence**
- **Open Plan Kitchen/Dining Room**
- **Spacious L-Shaped Reception Room**
- **Three Bathrooms**
- **Impressive Plot Approaching 0.3 Acres**
- **Potential For Significant Enlargement STPP**
- **Large Double Garage and Private Driveway**
- **No Onward Chain**

Nestled in a highly sought-after location, this stunning detached residence combines tranquillity with unmatched convenience, set at the end of a quiet, no-through road. Just a short stroll from Horsell Village and Woking Town Centre, this home offers easy access to essential amenities and a vibrant local community. The property is also ideally located near Woking's mainline station, allowing swift travel into central London, making it a perfect choice for commuters seeking a peaceful retreat without sacrificing connectivity.

Situated on an impressive plot approaching 0.3 acres, this home is surrounded by lush greenery, offering both seclusion and plenty of outdoor space for family activities, gardening, or future expansion. The sizeable lot also presents a valuable opportunity for those looking to customise or extend, with ample space and potential for development, subject to planning approvals. The generous grounds and privacy add to its allure, creating a serene environment where you can truly unwind and enjoy the outdoors.

Inside, the property boasts a well designed layout ideal for modern living. The open-plan kitchen and dining area flow seamlessly into a spacious, L-shaped reception room, creating a versatile space perfect for entertaining or relaxing with family. The ground floor features two bedrooms and a wet room, making it ideal for multi-generational living or welcoming guests. Upstairs, the first floor offers two additional bedrooms, comprising a luxurious principal suite complete with an en-suite bathroom and dressing room, as well as a guest room also with its own en-suite shower room. The gardens are well laid out extending to the rear and both sides of the property. There is a private driveway with parking for multiple cars and a double garage. Offered to the market with NO ONWARD CHAIN, this home represents a rare opportunity to own a substantial property in a prime location, with space to extend and personalise.

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. 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 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 - Road Association Fee £125 pa (2024)

