



Homes of Distinction



HORSELL

Horsell Park, Horsell, Woking, Surrey, GU21 4LY

Located In A Prime Location Is This Impressive Detached Residence Set On A Private Plot Approaching 0.3 Of An Acre.

This impressive detached residence set on a plot approaching 0.3 of an acre sits gracefully on a highly coveted private road, combining tranquillity in this exceptional location. Perfectly situated within walking distance of the charming Horsell Village, Woking Town Centre, and the esteemed mainline station, this home offers a rare blend of peaceful retreat and urban convenience. With its expansive corner plot, the property enjoys a high degree of seclusion, surrounded by mature landscaping that enhances both privacy and natural beauty, with very few passing vehicles.

Spread across three thoughtfully designed floors, the property provides a versatile and spacious layout ideal for modern living. A welcoming reception hall opens onto a beautifully appointed kitchen, complemented by three to four well-proportioned reception rooms that cater to both formal and informal gatherings. The upper floors reveal six generous bedrooms and three bathrooms, creating a practical yet luxurious environment for family and guest accommodations alike.

Outside, the residence is equally enchanting, with meticulously landscaped gardens featuring mature shrubs and privacy screens that envelop the space in a sense of serenity. The outdoor area serves as an inviting oasis, perfect for relaxation or al fresco dining in a picturesque setting. A spacious driveway to the front provides ample parking for several vehicles and leads to an integral garage, offering convenience and additional storage. Presented to the market with NO ONWARD CHAIN, this property is a unique opportunity for discerning buyers seeking an exceptional home in a sought-after location.

Council Tax Band G

EPC Rating

Tenure: Freehold

Road Association Fee PA: £125 (2024)



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

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.





ACCOMMODATION & SPECIFICATION

- ❖ Beautifully Presented Detached Family Residence
- ❖ Versatile Accommodation Set Over Three Floors
- ❖ Well Appointed Kitchen
- ❖ Three/Four Reception Rooms
- ❖ Six Bedrooms
- ❖ Three Bathrooms
- ❖ Approaching 0.3 Acres
- ❖ Located Within A Highly Sought After Private Road
- ❖ Walking Distance of Horsell Village & Woking
Town Centre
- ❖ Offered With NO ONWARD CHAIN

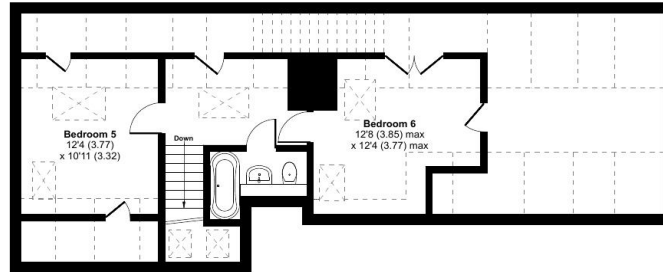


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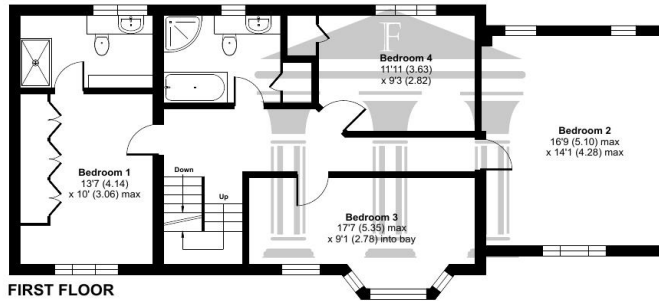


Approximate Area = 2359 sq ft / 219.1 sq m
 Limited Use Area(s) = 460 sq ft / 42.7 sq m
 Garage = 74 sq ft / 6.8 sq m
 Outbuilding = 262 sq ft / 24.3 sq m
 Total = 3155 sq ft / 292.9 sq m

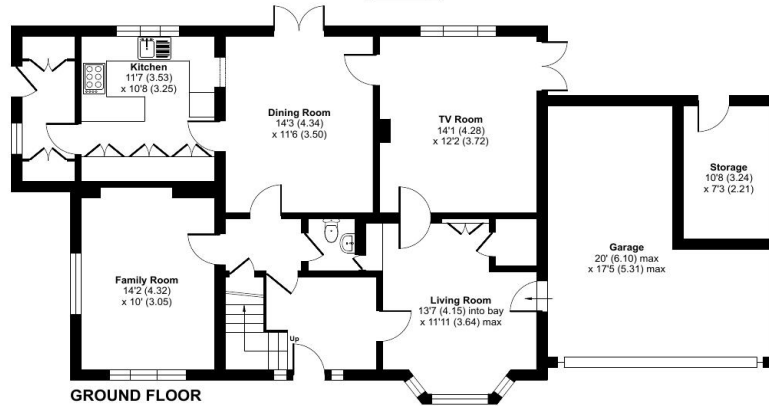
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1209556

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(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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