



**HORSELL**

**£675,000**

**Presenting an exceptional opportunity, this exquisite double fronted period cottage is situated in the heart of Horsell village. Boasting a captivating blend of timeless charm and modern convenience.**

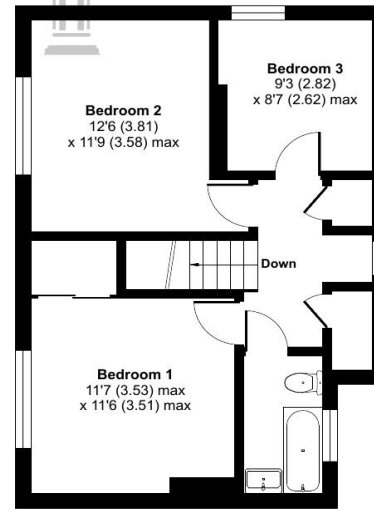
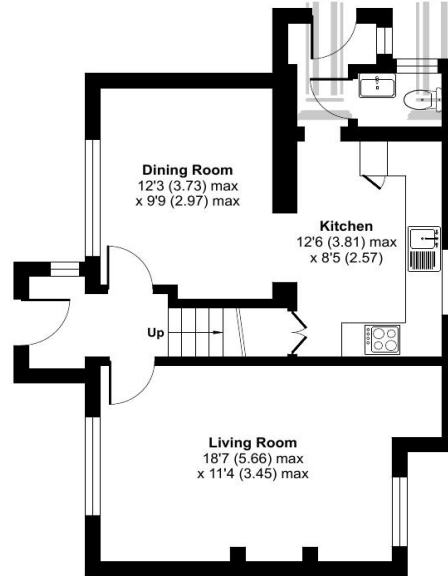
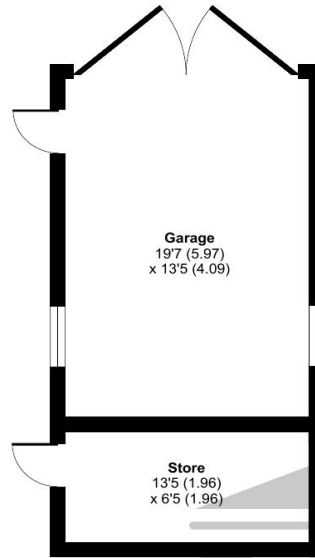
# Kirby Road, Horsell, Woking, GU21

Approximate Area = 1036 sq ft / 96.2 sq m

Garage & Store = 349 sq ft / 32.4 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Foundations Independent Estate Agents. REF: 1018607



## Kirby Road, Horsell, Woking, Surrey, GU21

- **Double Fronted Period Cottage**
- **Three Bedrooms**
- **Beautifully Appointed Kitchen**
- **18ft Living Room**
- **Separate Dining Room**
- **Corner Plot**
- **Garage**
- **NO ONWARD CHAIN**

Presenting an exceptional opportunity, this exquisite double fronted period cottage is situated in the heart of Horsell village. Boasting a captivating blend of timeless charm and modern convenience, this residence offers three double bedrooms, including an 18ft dual aspect living room that bathes the space in natural light. A separate dining room complements the living areas, while the beautifully appointed kitchen stands as a culinary haven. The property's flawless presentation is a testament to its meticulous upkeep.

Situated on an impressive corner plot, this cottage offers an abundance of space and potential for expansion, subject to obtaining the necessary consents. The property also features a large detached garage with an attached workshop, ideal for creative pursuits or additional storage. Off-street parking adds to the practicality of this residence, and its proximity to Woking Town Centre and the mainline station provides excellent connectivity. Offered to the market with no onward chain, this property invites you to embrace a lifestyle of historical charm and future possibilities.

Situated within easy reach Woking's mainline station offering 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

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.





