



Homes of Distinction



HORSELL

Horsell Rise, Horsell, Woking, Surrey, GU21

Discover timeless elegance within this charming period residence, nestled on one of Horsell's most coveted roads.

Welcome to this charming double-fronted detached period residence, believed to date back to 1903. Brimming with character, this fabulous property showcases high ceilings, bay windows, and beautiful feature fireplaces.

The open-plan kitchen/dining/family room serves as the vibrant hub of the home, seamlessly extending to the rear garden through bi-folding doors. This versatile space is perfect for both everyday living and entertaining, highlighted by a stylish centre island and a convenient walk-in pantry, making it a functional and inviting centrepiece of the property. The ground floor also features three separate reception rooms, a convenient utility room, and a downstairs cloakroom, providing ample space for both relaxation and entertainment. Ascending the stairs, you will find four sizeable bedrooms, each offering a serene retreat, and two well-appointed bathrooms, enhancing the home's functionality.

Outside, the property boasts a good-sized garden complete with a large decking area, perfect for outdoor gatherings and al-fresco dining. The front of the house provides off-street parking with a driveway and a detached garage. Positioned on one of Horsell's finest roads, this residence is within walking distance of Woking Town Centre, boasting an enviable mainline station that provides swift and frequent connections to London Waterloo in approximately 24 minutes, making it an idyllic choice for commuters.

 Council Tax Band G
EPC Rating E
Tenure: Freehold



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

Positioned on one of Horsell's finest roads, this residence is within walking distance of Woking Town Centre, boasting 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.





ACCOMMODATION & SPECIFICATION

- ❖ Double Fronted Detached Period Residence
- ❖ Believed To Date Back To 1903
- ❖ Positioned Within A Highly Sought After Location
- ❖ Abundant Character Features
- ❖ Open Plan Kitchen/Dining/Family Room
- ❖ Three Separate Reception Rooms
- ❖ Four Generously Sized Bedrooms
- ❖ Two Well Appointed Bathrooms
- ❖ Detached Garage & Driveway Providing off Road Parking
- ❖ Walking Distance Of Woking Town Centre & Mainline Station



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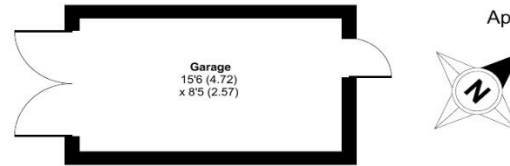
Approximate Area = 1992 sq ft / 185 sq m

Garage = 132 sq ft / 12.2 sq m

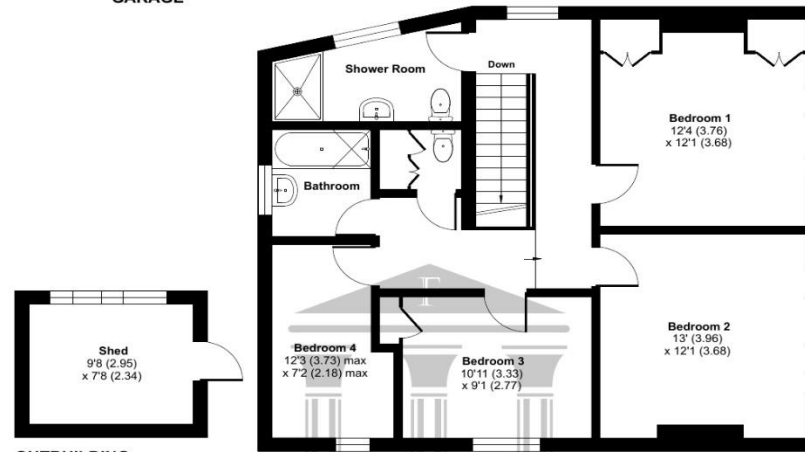
Outbuilding = 74 sq ft / 6.8 sq m

Total = 2198 sq ft / 204 sq m

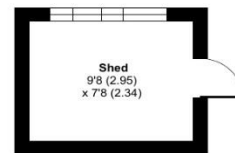
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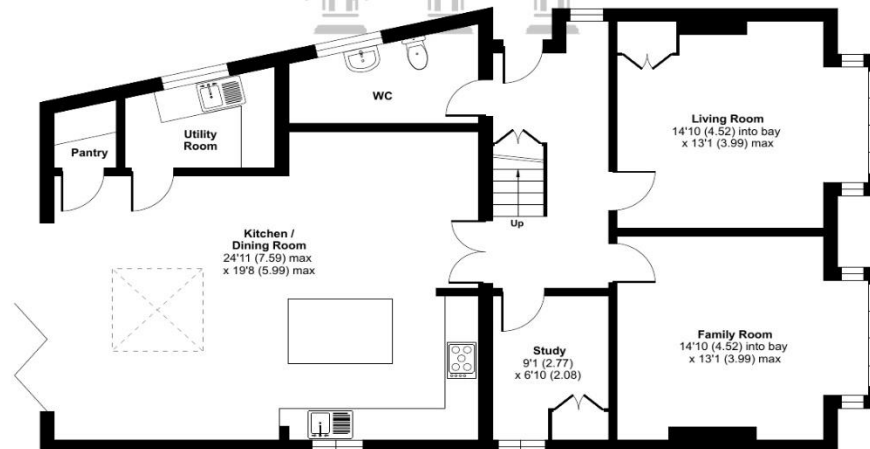
GARAGE



FIRST FLOOR



OUTBUILDING



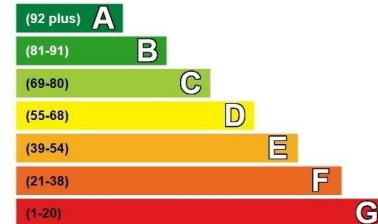
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1160443

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	78
52	

Not energy efficient - higher running costs



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www.foundationsofwoking.com

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.