



*Homes of Distinction*



# HORSELL

Woodham Road, Horsell, Woking, Surrey, GU21


*An exceptional gated residence with a self-contained annex offering over 4,000sq ft of versatile living space.*

Nestled beyond a gated entrance and sweeping driveway, this exceptional detached residence presents an outstanding opportunity to acquire a substantial family home accompanied by a self-contained two-bedroom annex. The annex is currently split into two self-contained studios. Together, the main house and secondary dwelling encompass over 4,000 square feet of thoughtfully arranged living space. The main residence boasts generous off-street parking and is set well back from the road, offering a sense of privacy and grandeur. Meticulously maintained, the property also provides scope for personalisation and future enhancement.

The principal house offers extensive and versatile accommodation ideal for modern family living. The ground floor features six well-proportioned reception rooms, offering flexibility for formal entertaining, work-from-home setups, or leisure pursuits. A highlight of the home is the impressive 25-foot open-plan kitchen and breakfast room, equipped with a comprehensive range of fitted units and seamlessly flowing into a spacious utility room. A ground floor shower room and WC further complement the layout, while the first floor hosts six generous bedrooms—five of which enjoy private en-suite facilities. The master suite, along with two additional bedrooms, is enhanced by Juliet balconies that overlook the manicured rear garden.

Separate from the main residence, the two-storey detached annex provides independent living accommodation with two double bedrooms, each benefiting from en-suite shower rooms. This versatile space is ideal for guests, extended family, or as a potential rental or home office setup, subject to relevant consents. Its layout and position offer flexibility and privacy while complementing the overall functionality of the estate.

Completing the grounds is a brick-built outbuilding positioned at the rear of the garden, divided into multiple sections including storage, a shed, and a workshop. The south-facing garden is a true retreat, thoughtfully landscaped and fully enclosed for privacy. A sweeping patio area extends the width of the property, creating the perfect setting for outdoor dining and entertaining, with the expansive lawn offering space for recreation and relaxation alike.

  
Council Tax Band G  
EPC Rating D  
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

Located 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 26 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.











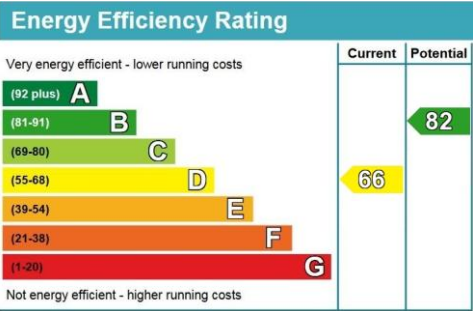
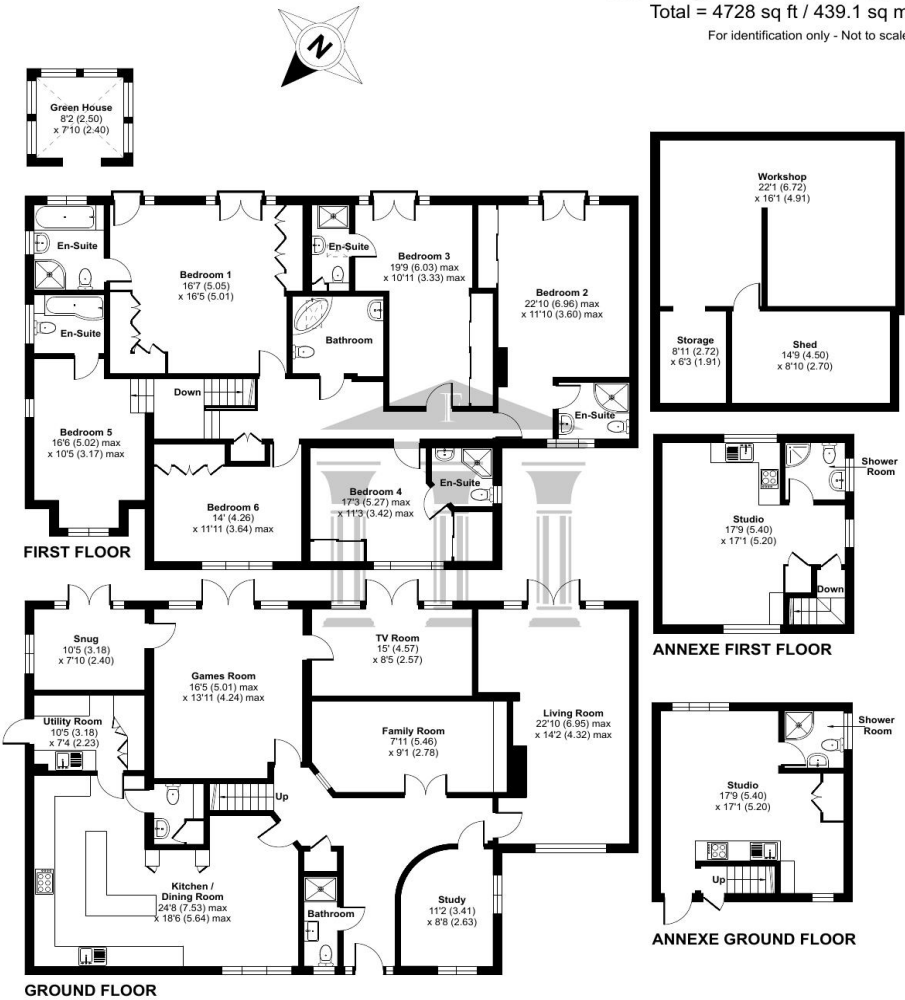
## ACCOMMODATION & SPECIFICATION

- ❖ An exceptional residence with detached annex offering over 4,000sq ft of multi generational living space
- ❖ Main house offers 6 bedrooms & 5 en-suite bathrooms as well as a family bathroom
- ❖ Impressive 25ft open-plan kitchen/breakfast room with adjoining utility area
- ❖ Six versatile reception rooms ideal for family living, work, and entertaining
- ❖ Gated entrance with sweeping driveway and ample off-street parking
- ❖ Detached 2 bedroom annex with en-suite shower rooms on both floors, currently split into two self-contained studios
- ❖ Master and two guest bedrooms feature Juliet balconies with garden views
- ❖ Fully enclosed, south-facing landscaped garden with expansive lawn
- ❖ Large patio terrace perfect for outdoor entertaining and dining



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Approximate Area = 3501 sq ft / 325.2 sq m  
Annexes = 604 sq ft / 56.1 sq m  
Outbuildings = 623 sq ft / 57.8 sq m  
Total = 4728 sq ft / 439.1 sq m  
For identification only - Not to scale







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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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