



Homes of Distinction

HORSELL

Bowness, Church Hill, Horsell, Woking, Surrey, GU21 4QE

A landmark historical residence of distinction in the heart of Horsell Village.


We are delighted to bring to market this distinguished five-bedroom, three-bathroom detached residence of significant historical importance. Thought to be one of the oldest homes in the village, 'Bowness' is a truly iconic property with origins dating back to the early 1800s, or possibly earlier. Originally a modest farmhouse with an adjoining dairy, the home was later transformed into a substantial family residence, with sympathetic additions made around the turn of the 20th century to enhance its character and scale.

Set on a generous, mature corner plot with part-walled gardens, 'Bowness' is approached via automated gates, leading to a detached double garage and ample driveway parking. The home is surrounded by beautifully landscaped grounds that offer a high degree of privacy and a timeless sense of charm.

Internally, the accommodation is both elegant and versatile. The ground floor features a characterful living room with a central fireplace and bay window, an impressive formal dining room, and two additional reception rooms that provide flexibility for family life or entertaining. The country-style kitchen/breakfast room is fitted with an Aga, and is complemented by a practical utility room and a downstairs cloakroom.

Upstairs, the property offers five generously proportioned double bedrooms and three bathrooms, providing well-balanced living space ideal for growing families. Period features are retained throughout, enhancing the property's unique charm and character.

Ideally located, 'Bowness' enjoys views of the nearby church and is just a short walk from the village centre, Woking Town Centre, and its highly regarded mainline station with fast and frequent connections to London. This is a rare opportunity to own a piece of the village's heritage, offering a perfect blend of history, character, and convenience.


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

Nestled in the heart of the charming Horsell Village and within walking distance of the vibrant Woking Town Centre, this exceptional location offers a harmonious blend of village tranquillity, modern convenience, and excellent connectivity. Woking's mainline railway station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a highly desirable destination for commuters. In addition, superb access to the A3, M3, M4, and M25 offers seamless connections to central London, the southwest, and major airports including Heathrow. Horsell Village is known for its strong sense of community and timeless appeal.

Surrounded by picturesque countryside, residents enjoy scenic walks across Horsell Common and along the peaceful Basingstoke Canal. The village boasts a selection of acclaimed gastro pubs, independent shops, and a welcoming atmosphere that appeals to families and professionals alike. Education in the area is first-rate, with highly regarded state and independent schools such as Horsell Village Primary School, Woking High School, and Halstead St Andrew's all nearby. This educational excellence adds to the village's enduring popularity with families seeking quality schooling within a friendly, well-connected community. Just minutes away, Woking Town Centre offers a vibrant mix of shopping, dining, and entertainment. The Peacocks Centre is home to a variety of high street and boutique stores, as well as the New Victoria Theatre and a multi-screen cinema. An array of restaurants, cafés, and delicatessens provide diverse culinary experiences, complementing the area's rich cultural and lifestyle offering.





ACCOMMODATION & SPECIFICATION

- ❖ Iconic five-bedroom detached residence with origins dating back to the early 1800s, steeped in local history
- ❖ Set on a generous corner plot with mature, landscaped gardens and part-walled boundaries offering privacy and charm
- ❖ Automated gates with a detached double garage and ample driveway parking
- ❖ Elegant and versatile accommodation featuring three reception rooms, including a formal dining room and characterful living room with bay window and fireplace
- ❖ Spacious kitchen/breakfast room fitted with a traditional Aga
- ❖ Five generously proportioned double bedrooms and three bathrooms
- ❖ Rich in period features throughout, blending historical character with practical family comfort
- ❖ Prime location within walking distance of Horsell Village, Woking Town Centre, and the mainline station with direct services to London Waterloo



Bowness, Church Hill, Horsell, Woking, GU21

Approximate Area = 2537 sq ft / 235.6 sq m

Limited Use Area(s) = 140 sq ft / 13 sq m

Garage = 380 sq ft / 35.3 sq m

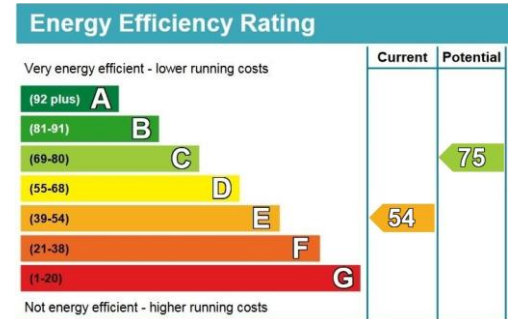
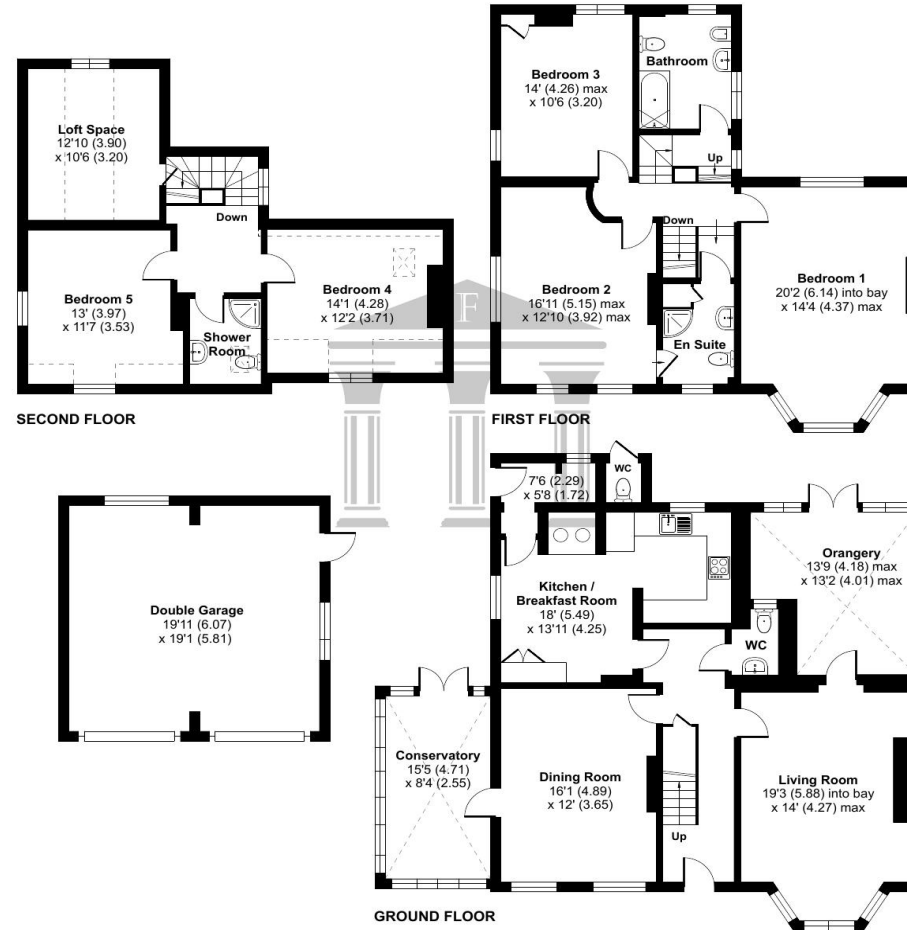
Outbuilding = 9 sq ft / 0.8 sq m

Total = 3066 sq ft / 284.7 sq m

For identification only - Not to scale



Denotes restricted head height





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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.