



*Homes of Distinction*



## HORSELL PARK

Merriewood, Horsell Park, Horsell, Woking, Surrey, GU21 4LW

*An elegant four-bedroom residence set within this prestigious location offering exceptional potential.*

Nestled within one of Horsell's most prestigious private roads, this four-bedroom detached residence presents an exceptional opportunity to personalise and extend. Offering a perfect balance of tranquillity and accessibility, the property is within walking distance of village amenities, highly regarded local schools, and Woking Town Centre, which boasts a mainline station providing excellent commuter links.

The thoughtfully designed ground floor layout features a welcoming entrance hall that leads to a kitchen with direct access to the garden. Three reception rooms provide versatile living space, including an inviting living room with double doors opening onto the rear garden, seamlessly blending indoor and outdoor living. Additional conveniences include a separate utility room with downstairs cloakroom, ensuring practical family living.

Ascending the stairs, the first-floor landing leads to four bedrooms, three of which are generously proportioned doubles, while the fourth is a comfortable single. The principal bedroom benefits from an en-suite bathroom, offering a private retreat, while a separate family bathroom serves the remaining bedrooms. Character features are present throughout the home, adding to its unique charm and appeal. Externally, the property is complemented by a well-maintained frontage, featuring a driveway with off-street parking for two vehicles and an integral garage for secure storage or additional parking. To the rear, a beautifully landscaped garden provides an idyllic setting, complete with a patio area perfect for outdoor entertaining, lawn, and mature shrub and flower borders, creating a serene and private outdoor space.

Council Tax Band F

EPC Rating C

Tenure: Freehold

Private Road Fee £150 PA (2025)



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 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

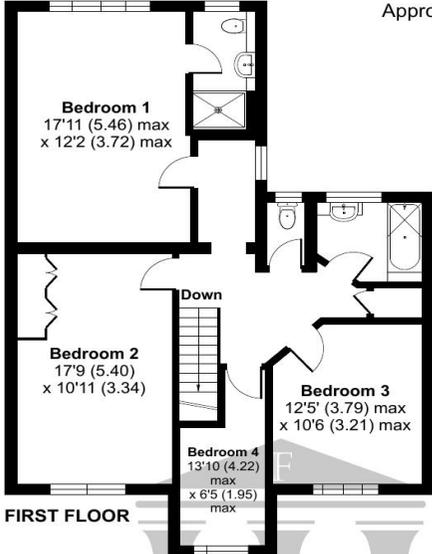
- ❖ Situated in one of Horsell's most prestigious private roads
- ❖ Four bedroom detached residence with potential to personalise and extend
- ❖ Within walking distance of village amenities, local schools and Woking Town Centre
- ❖ Excellent commuter links via Woking's mainline station with fast trains to London Waterloo
- ❖ Spacious ground floor layout featuring three versatile reception rooms
- ❖ Kitchen with direct access to the well maintained rear garden
- ❖ Principal bedroom with en-suite, plus three additional bedrooms & a separate family bathroom
- ❖ Character features throughout, adding charm and individuality to the home
- ❖ Driveway with off-street parking for two cars, along with an integral garage
- ❖ Large landscaped rear garden with patio, mature shrubs & flower borders, perfect for outdoor entertaining



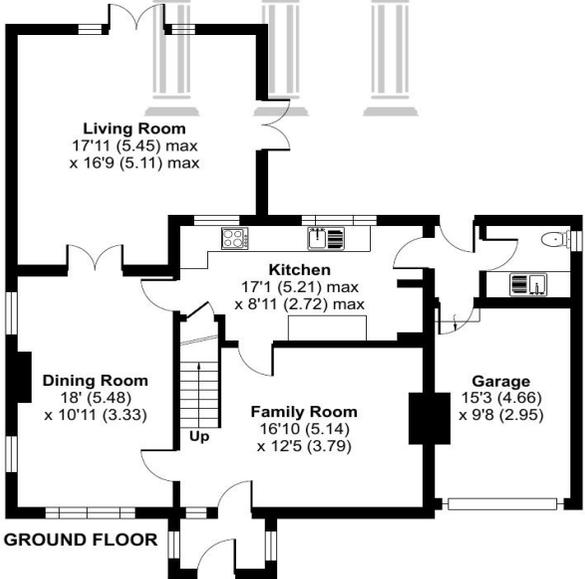
# Horsell Park, Woking, GU21

Approximate Area = 1856 sq ft / 172.4 sq m  
 Garage = 142 sq ft / 13.2 sq m  
 Total = 1998 sq ft / 185.6 sq m

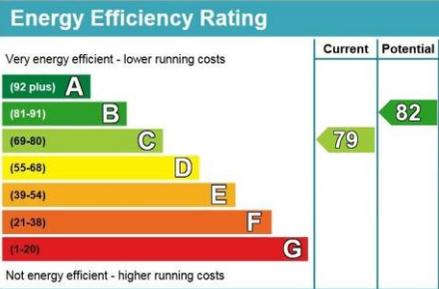
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Foundations Independent Estate Agents. REF: 1263179



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

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