



HORSELL

£850,000

Situated on a picturesque tree-lined avenue in the heart of the highly regarded Horsell Village, this extended three-bedroom detached family home has been tastefully refurbished to offer stylish, versatile living in a sought-after location.

Rosehill Avenue, Horsell, Woking, Surrey, GU21



Denotes restricted
head height

Approximate Area = 1206 sq ft / 112 sq m

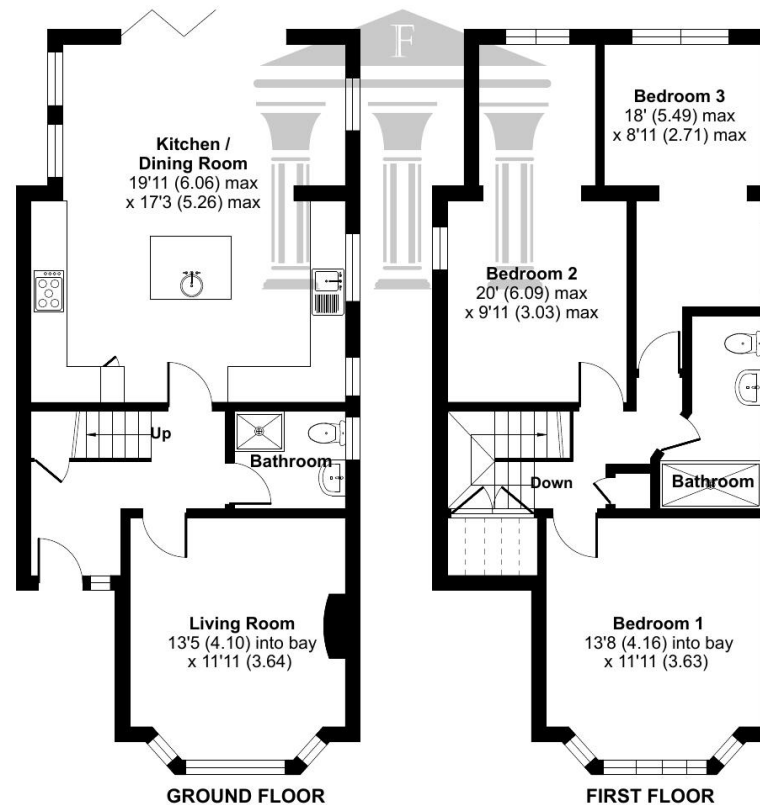
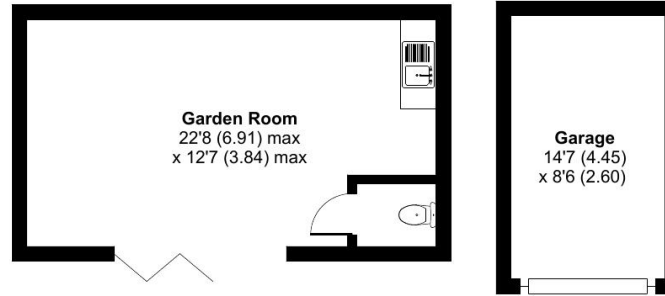
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 125 sq ft / 11.6 sq m

Outbuilding = 286 sq ft / 26.5 sq m

Total = 1637 sq ft / 151.9 sq m

For identification only - Not to scale



Rosehill Avenue, Horsell, Woking, Surrey, GU21

- **Prime location in the heart of Horsell Village on a tree-lined avenue**
- **Extended three-bedroom detached home, tastefully refurbished throughout**
- **Stunning open-plan kitchen/family/dining room with bi-fold doors to garden**
- **Separate bay-fronted living room with log-burning stove**
- **Rear garden with a substantial garden room**
- **Driveway parking & garage**
- **Close to local schools, shops, and village amenities**

Situated on a picturesque tree-lined avenue in the heart of the highly regarded Horsell Village, this extended three-bedroom detached family home has been tastefully refurbished to offer stylish, versatile living in a sought-after location. Just a short stroll from local schools, shops, and amenities, the property perfectly balances convenience with a peaceful village setting.

The ground floor centres around an impressive open-plan kitchen/family/dining room — a light-filled space designed for modern living. Bi-fold doors open directly onto the beautifully maintained rear garden, with covered terrace creating a seamless indoor-outdoor connection ideal for entertaining. A separate bay-fronted living room, complete with a welcoming log-burning stove, provides a cosy retreat, while a downstairs shower room/cloakroom enhances practicality.

Upstairs, three generously proportioned double bedrooms offer comfortable accommodation, complemented by a re-fitted family bathroom. The property's thoughtful extension at both ground and first-floor levels ensures spaciousness throughout, catering perfectly to the needs of a growing family.

Outside, a driveway provides off-street parking and leads to a garage with power and light. To the rear, a covered terrace offers a sheltered space to enjoy the garden year-round, while a substantial garden room at the far end—complete with kitchen area, WC, and full power—presents an ideal home office, studio, or gym. Perfectly blending character with modern comforts, this home enjoys an enviable setting in the heart of the village.

Location - Ideally positioned within the charming Horsell Village and walking distance of the vibrant Woking Town Centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks — including the A3, M3, M4, and M25 — ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent. It is home to institutions such as Horsell Village Primary School, Woking High School and Halstead St Andrew's. This educational excellence makes the area especially appealing to families. Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm.

Council Tax Band F - EPC Rating D - Tenure: Freehold



