



Homes of Distinction

HORSELL

Horsell Rise, Woking, Surrey, GU21

Refined Four-Bedroom, Three Bathroom Detached Family Residence

Set on one of Horsell's most desirable roads, this impressive detached residence combines refined elegance with the convenience of village life, Woking Town Centre, and fast rail links to London all within easy reach. Both Horsell Village and Woking Town Centre are within a short walk away. A rare and highly sought-after balance of tranquillity and accessibility.

Designed for modern family living and entertaining, the property was comprehensively refurbished and extended just seven years ago. Works included complete rewiring, replumbing, a new Megaflor heating system, and full wet underfloor heating throughout the ground floor. Today, the home presents as a four-bedroom, two-bathroom residence with a remarkable balance of space, light, and style.

At its heart, the striking open-plan kitchen and dining area, crafted by Neptune, features a central island, premium finishes, and bi-folding doors opening onto the garden to create seamless indoor-outdoor living. A bespoke roof lantern with an integrated electric blind floods the adjoining living room with natural light, while French doors offer further access to the garden. Two additional reception rooms provide versatility for family life, work, or entertaining. A spacious internal porch, ideal for coats & shoes etc; — along with a utility room and cloakroom complete the thoughtfully designed ground floor. Upstairs, the luxurious principal suite boasts a bespoke dressing room and elegant en-suite, forming a true private retreat. Three further double bedrooms, all beautifully proportioned, are served by a sleek family bathroom.

Externally, the property continues to impress. A generous frontage provides ample parking and access to a double-length garage. To the rear, the landscaped south-facing garden is a true gardener's paradise. Extending well beyond the main lawn, it includes a fully stocked vegetable and fruit garden, greenhouse, and shed, with a concealed trampoline area and a secluded second patio for additional seating. Mature and thoughtfully planted borders, including a magnificent wisteria that runs along the terrace and fills the air with fragrance in spring, create a haven of beauty and privacy.

Adding further appeal, planning permission is already in place for a separate annexe, offering excellent potential for multi-generational living, a guest suite, or an income-generating opportunity. This exceptional residence offers not just a house, but a lifestyle — refined, convenient, and perfectly tailored to modern family living.

Council Tax Band G - EPC Rating C - 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

Ideally located, this home offers the charm and community of Horsell Village together with the convenience of Woking's dynamic town centre, all within walking distance. Woking station provides fast and frequent services to London Waterloo in approximately 24 minutes, while excellent road links — including the A3, M3, M4, and M25 — ensure swift access to London, the southwest, and Heathrow and Gatwick airports. 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.





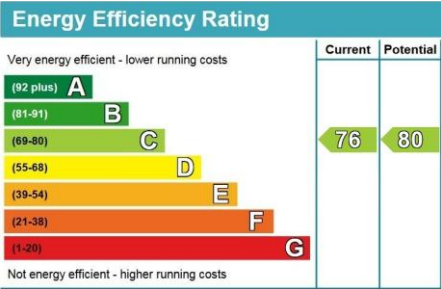
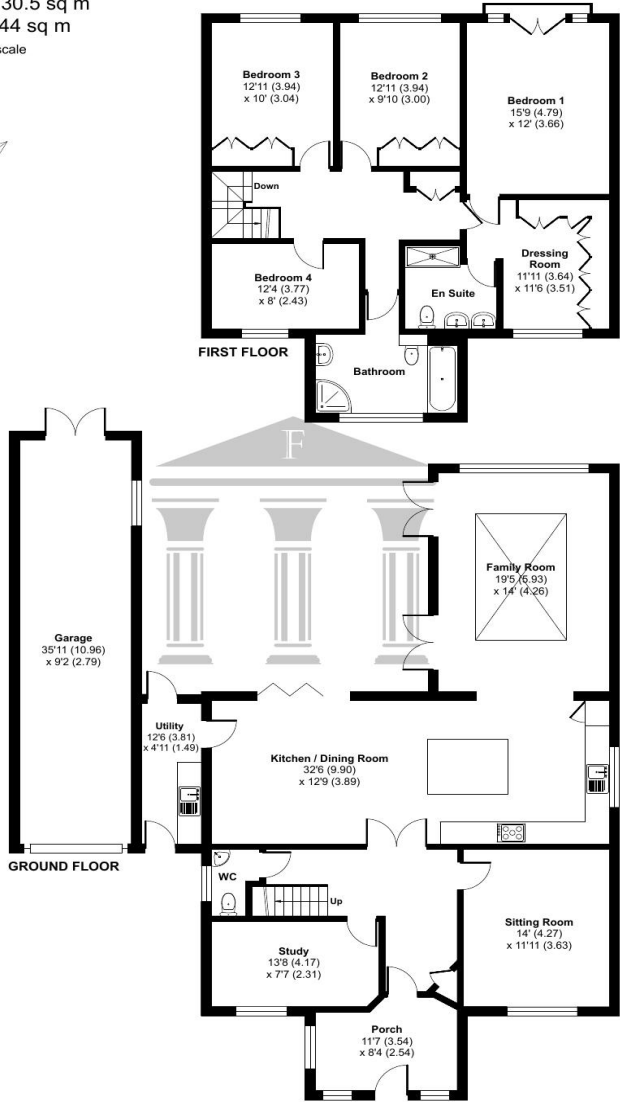
ACCOMMODATION & SPECIFICATION

- ❖ Prestigious location on one of Horsell's most desirable roads, within walking distance of the village, Woking Town Centre, & mainline station
- ❖ Elegant detached residence, thoughtfully extended to create a versatile four-bedroom, two-bathroom family home
- ❖ Stunning Neptune kitchen with feature central island, premium finishes, and bi-folding doors opening to the rear garden
- ❖ Bright and spacious living room with feature sky lantern and French doors, seamlessly connecting to the outdoors
- ❖ Two additional reception rooms offering flexibility for family living, home working, or entertaining
- ❖ Luxurious principal suite with bespoke dressing room and stylish en-suite bathroom
- ❖ Generous frontage with off-street parking and an attached garage
- ❖ South-facing landscaped garden with expansive lawn and paved terrace, providing seclusion and ideal space for entertaining
- ❖ Existing planning permission in place for a separate annexe



The Lilacs, Horsell Rise, Horsell, Woking, GU21

Approximate Area = 2299 sq ft / 213.5 sq m
Garage = 329 sq ft / 30.5 sq m
Total = 2628 sq ft / 244 sq m
For identification only - Not to scale





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www.foundationsofwoking.com

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