



Homes of Distinction

HORSELL

Castle Road, Horsell, Woking, Surrey, GU21

*Prestigious setting on an exclusive private road
Bordering Horsell Common,
offering seclusion & tranquillity.*

Set within an exclusive private road on the fringes of Horsell Common, **Craigston Cottage** is an exceptional family home that beautifully balances period charm with modern refinement.


Arranged over four expansive floors and extending to more than 3,500 sq. ft., this striking double-fronted residence is surrounded by mature gardens and established greenery, offering a rare sense of privacy and seclusion.

The ivy-clad façade gives way to interiors rich in character, where heritage features such as stained-glass windows, original fireplaces and a traditional butler's bell box are thoughtfully preserved. A generous reception hall with a feature brick fireplace provides a welcoming introduction, leading to an elegant turning staircase and a trio of reception rooms. Each is finished with sophistication yet designed for everyday living, creating spaces equally suited to entertaining guests or enjoying quiet family time.

At the heart of the home, the kitchen combines classic Shaker cabinetry with sleek granite surfaces, a central island and a range cooker set within a chimney breast. An adjoining utility room provides additional practicality, while a cellar offers ideal wine storage. The first and second floors deliver six versatile bedrooms, with the principal suite standing out as a luxurious retreat complete with a walk-in wardrobe, sumptuous en-suite bathroom and restful views of the gardens. Further bedrooms include character features and en-suites, ensuring comfort across every level.

The landscaped gardens are a true highlight, west-facing and designed in the spirit of a quintessential English country garden. Sweeping lawns, mature trees and colourful borders create a picturesque setting, complemented by a broad terrace for al fresco dining and tucked-away courtyards perfect for more intimate moments.

Approached by a sweeping gravel drive behind secure walls, the property offers ample parking alongside a detached garage. Blending history, elegance and modern practicality, Craigston Cottage presents a rare opportunity to own a distinguished home in one of Horsell's most coveted addresses.


Council Tax Band H
EPC Rating D
Tenure: Freehold
Voluntary Road Association Donation - £100 PA



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 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. 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. 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. 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. 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.





ACCOMMODATION & SPECIFICATION

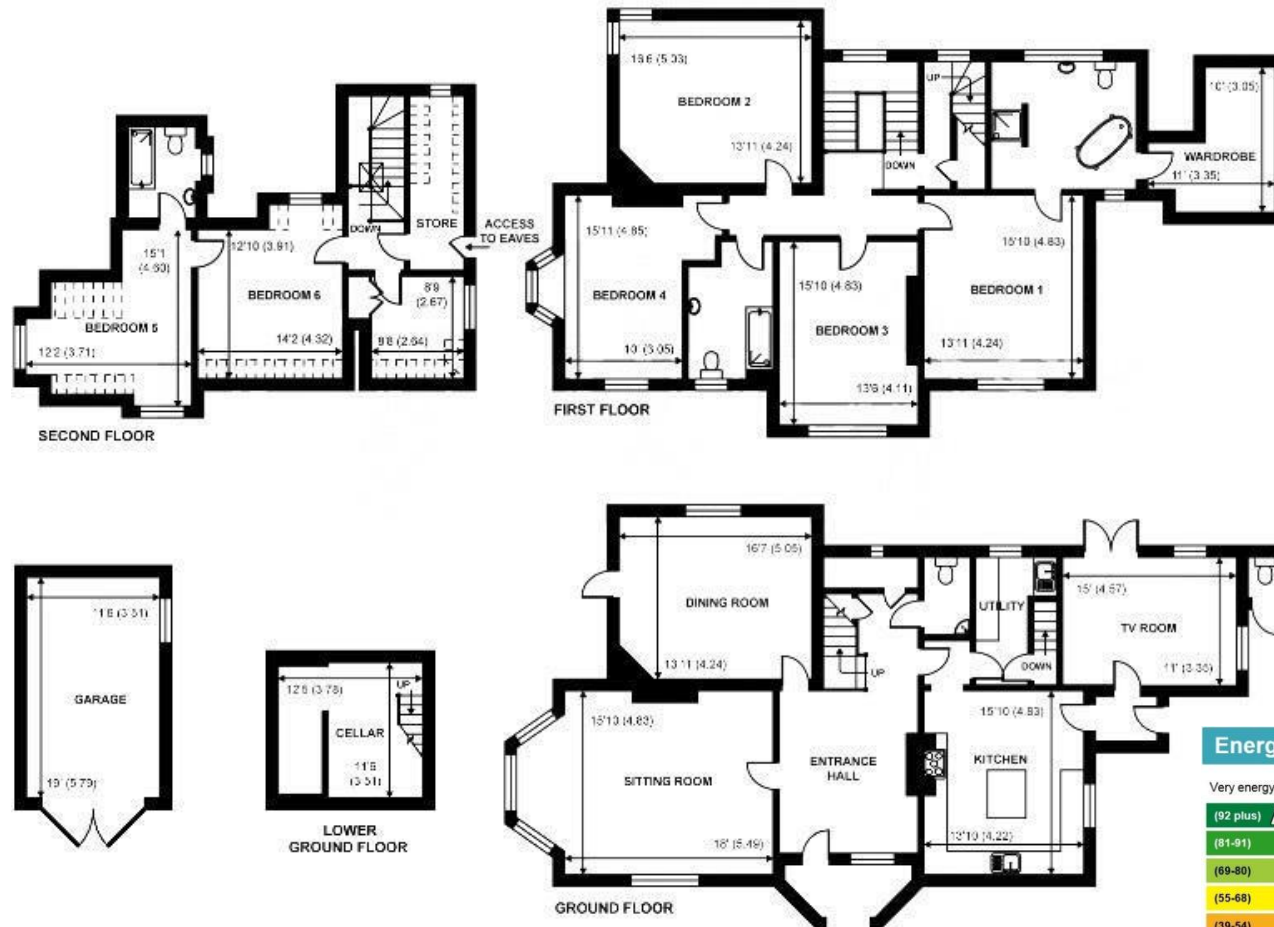
- ❖ Prestigious setting on an exclusive private road bordering Horsell Common, offering seclusion and tranquillity
- ❖ Striking double-fronted residence extending to over 3,500 sq. ft., arranged across four well-designed floors
- ❖ Interiors showcasing heritage details including stained-glass windows, original fireplaces and a traditional butler's bell box
- ❖ Elegant reception hall with feature brick fireplace, leading to three versatile reception rooms ideal for entertaining or family living
- ❖ Bespoke Shaker-style kitchen with granite worktops, central island, range cooker and adjoining utility room
- ❖ Six bedrooms across the first and second floors, including a luxurious principal suite with walk-in wardrobe, en-suite and garden views
- ❖ West-facing landscaped gardens with sweeping lawns, mature planting, terrace for al fresco dining and secluded courtyards
- ❖ Sweeping gravel driveway behind secure walls, providing ample parking and detached garage



Approximate Area = 3491 sq ft / 324.3 sq m
 Limited Use Area(s) = 98 sq ft / 9.1 sq m
 Garage = 218 sq ft / 20.2 sq m
 Total = 3807 sq ft / 353.6 sq m

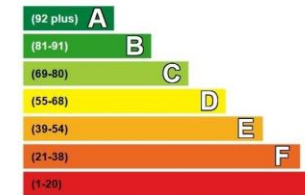
For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



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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.