



HORSELL

OIEO £1,000,000

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Brewery Road, Horsell, Woking, GU21

Approximate Area = 1744 sq ft / 162 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

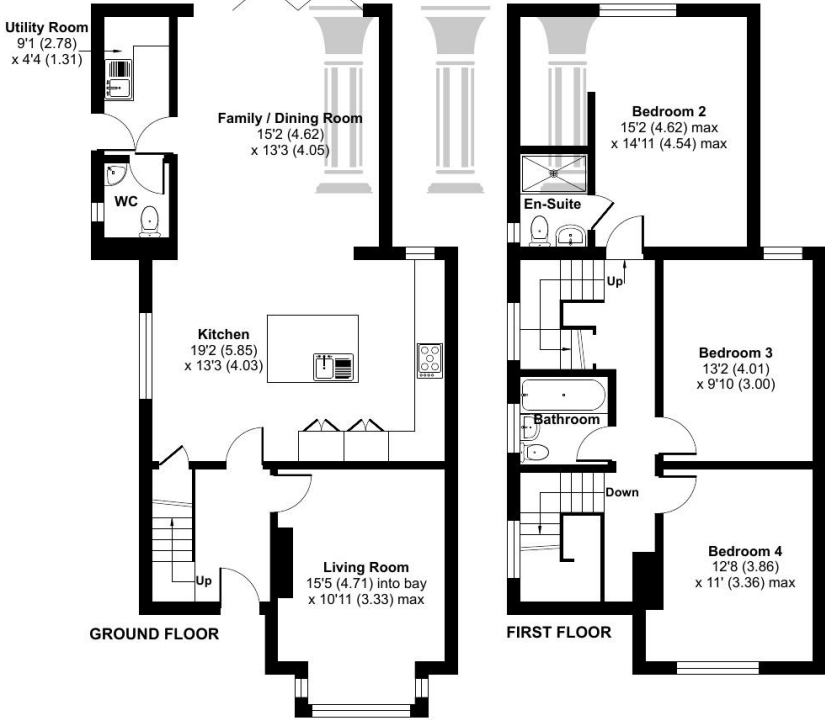
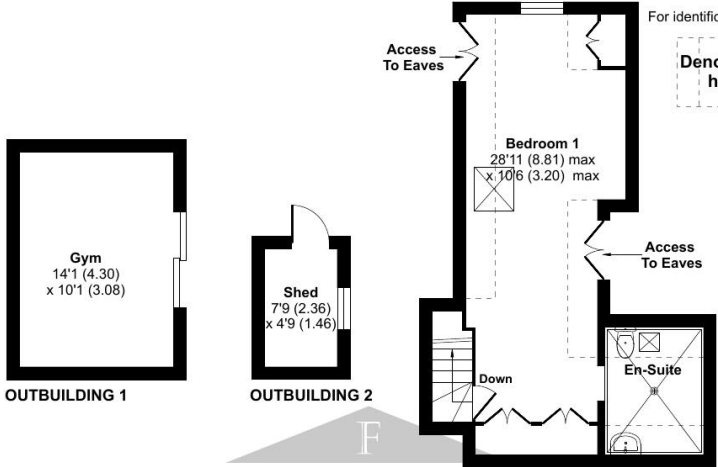
Outbuildings = 180 sq ft / 16.7 sq m

Total = 2021 sq ft / 187.7 sq m



For identification only - Not to scale

Denotes restricted head height



Brewery Road, Horsell, Woking, Surrey, GU21

- **Four-bedroom detached home with over 2,000sq ft of versatile accommodation**
- **Expansive open-plan kitchen/dining/family room with bi-folding doors to the garden**
- **Separate bay-fronted living room with feature fireplace, plus utility room and cloakroom**
- **Three generous double bedrooms on the first floor, including a guest suite with en-suite shower room**
- **Stunning principal suite occupying the entire top floor with luxurious en-suite and storage**
- **100ft landscaped garden with terrace and versatile outbuilding**
- **Driveway parking for two cars**

Substantially larger than first impressions suggest, this stunning four-bedroom detached residence has been thoughtfully extended and skilfully converted to provide just over 2,000sq ft of versatile accommodation. Beautifully modernised and presented to an exceptional standard, the home seamlessly combines contemporary design with practical family living. Its prime position also offers the perfect balance of village charm and town convenience, with Horsell, Woking Town Centre, and the mainline station all within walking distance.

At the heart of the property lies an expansive open-plan kitchen, dining, and family room, designed for both relaxed everyday living and sophisticated entertaining. The bespoke kitchen is fitted with sleek cabinetry, premium appliances, and a generous island, while bi-folding doors span the rear of the home to create a seamless connection to the landscaped garden. A separate living room, complete with an elegant bay window and feature fireplace, provides a welcoming retreat. A utility room and cloakroom complete the thoughtfully planned ground floor.

The first floor is arranged to offer three bright and generously proportioned double bedrooms. Bedroom two benefits from a private en-suite shower room, while the remaining rooms are served by a stylish family bathroom. The entire top floor has been transformed into a superb principal suite, offering a spacious double bedroom, luxurious en-suite shower room, and ample storage—creating a peaceful and private haven away from the main living areas. Externally, the rear garden extends to approximately 100ft and has been landscaped for both style and ease of maintenance. A paved terrace offers the perfect setting for al fresco dining and summer gatherings, while a fully powered outbuilding provides outstanding flexibility as a home office, gym, or studio. To the front, a private driveway provides off-street parking for two vehicles.

Perfectly positioned to enjoy the best of both worlds, the property is within easy reach of outstanding local schools, the charming shops and eateries of Horsell Village, and the vibrant amenities of Woking, including its theatre, cinema, and fast commuter links into London Waterloo in under half an hour. This is a fine home that offers exceptional living space, stylish design, and an enviable lifestyle in one of the area's most sought-after locations.

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.

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

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.



