



HORSELL

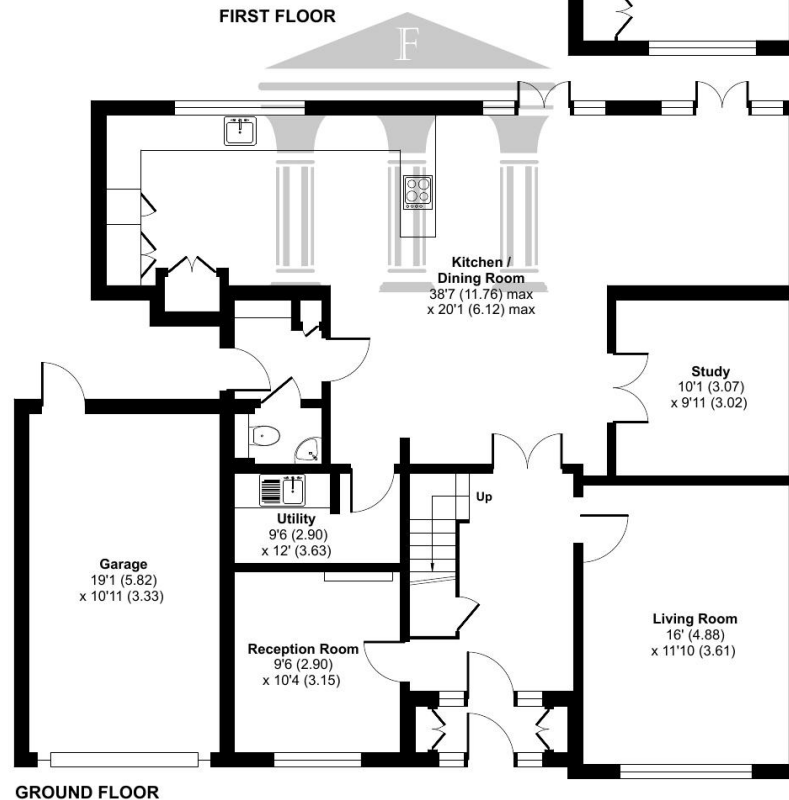
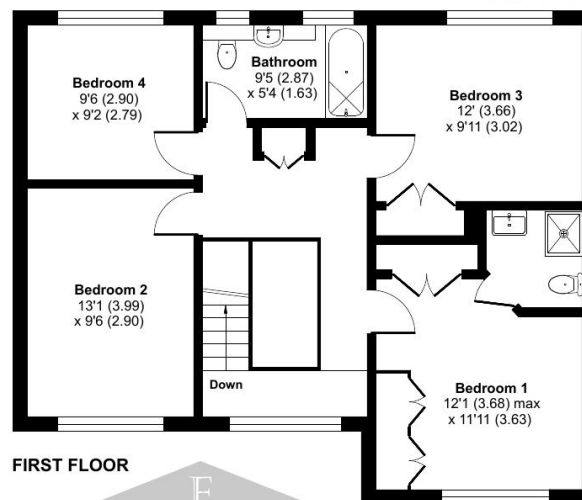
£1,100,000

This superbly extended four-bedroom detached residence offers spacious and versatile accommodation, ideally suited to modern family life. Beautifully presented throughout, the property combines generous proportions with a thoughtfully designed layout.

Orchard Drive, Horsell, Woking, GU21

Approximate Area = 2217 sq ft / 205.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Foundations Independent Estate Agents. REF: 954830

Orchard Drive, Horsell, Woking, Surrey, GU21

- **Four Double Bedroom Detached Residence**
- **Superb Open-Plan Kitchen/Dining/Family Room**
- **Three Additional Reception Rooms**
- **Family Bathroom, and En-Suite to Principal Bedroom**
- **Private Rear Garden Perfect for Summer Entertaining**
- **Walking Distance of Woking Mainline Station**

This superbly extended four-bedroom detached residence offers spacious and versatile accommodation, ideally suited to modern family life. Beautifully presented throughout, the property combines generous proportions with a thoughtfully designed layout.

At the heart of the home is a fabulous open-plan kitchen, dining and family room, creating an impressive space for everyday living and entertaining. Three further reception rooms provide excellent flexibility, while a separate utility room and downstairs cloakroom complete the ground-floor accommodation. Upstairs are four well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room. The remaining bedrooms are served by a stylish family bathroom.

Outside, the large rear garden offers an excellent degree of privacy and seclusion. To the front, a generous driveway provides parking for numerous vehicles and leads to an integral garage. The property is conveniently positioned within walking distance of Woking town centre and its highly regarded mainline station, offering excellent connections to London.

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 School. 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. Within walking distance is Woking's mainline station which 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.

Council Tax Band G - EPC Rating C - 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.



