



*Homes of Distinction*





## HORSELL

Horsell Park, Horsell, Woking, Surrey, GU21

*A five bedroomed executive family residence in  
arguably Horsell's premier private road.*

Nestled within the prestigious enclave of arguably Horsell's finest private road, this five-bedroom executive detached residence offers the opportunity to personalise. Ideally situated within walking distance of village amenities, Woking Town Centre, and the mainline station, this property combines a peaceful location with unparalleled convenience.

A welcoming reception hall sets the stage, unveiling an impressive living room that seamlessly flows into an inviting family room and a tranquil study. At the core of the residence lies a kitchen, featuring double opening doors that lead to the adjacent dining room, catering to both casual meals and formal gatherings. Completing this level are a practical utility room and a convenient downstairs cloakroom.

Ascending the staircase, the upper floor reveals a haven of comfort and serenity. Five generously sized bedrooms await, including the principal suite and a welcoming guest bedroom, both boasting en-suite shower rooms for added convenience. A separate family bathroom serves the remaining bedrooms, providing ample accommodation for residents and guests alike.

Outside, a sprawling, secluded mature garden to the rear offers a tranquil retreat from the bustle of everyday life, while a driveway leading to an integral garage provides convenient parking. Internal viewings are highly recommended through the vendor's sole agents.

Council Tax Band H

EPC Rating D

Tenure: Freehold

Private Road Association Fee: £125 PA



To arrange a viewing or a valuation on your home please contact the  
directors Les or Kerri Morales

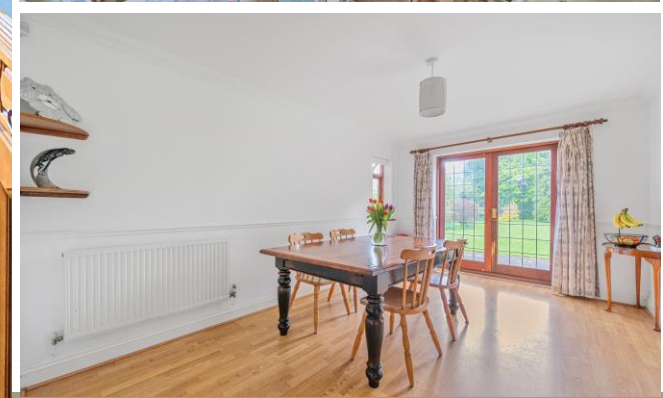
69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800









## LOCATION

Nestled within the convenient proximity of both Horsell Village and Woking Town Centre, this location boasts an enviable mainline station that provides swift and frequent connections to London Waterloo in approximately 24 minutes, making it an idyllic choice for commuters. Horsell Village is renowned for its exceptional schools, breathtaking countryside strolls, and an array of exquisite gastro pubs, rendering it a beloved destination for families. Furthermore, the nearby major road networks, including the A3, M3, M4, and M25, facilitate effortless travel to central London, the south west of England, and all key London Airports, including Heathrow. With top-tier state and independent schools, Woking, and particularly Horsell, stands out for its exceptional education offerings. Woking itself boasts a vibrant city centre, replete with a diverse selection of bars, cafes, restaurants, and shopping opportunities, including the Peacocks centre, home to the New Victoria Theatre and a multi-screen cinema.











## ACCOMMODATION & SPECIFICATION

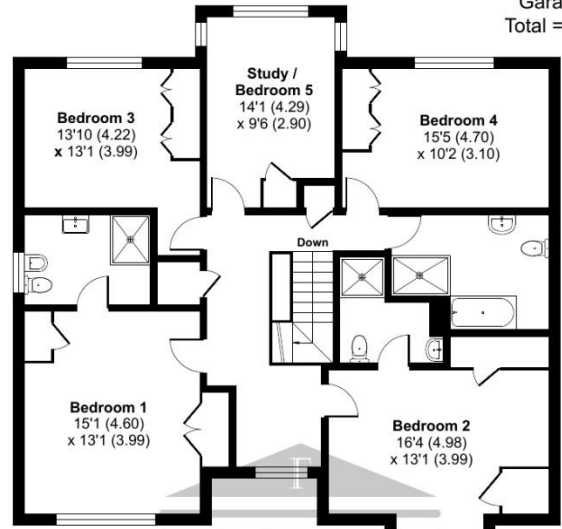
- ❖ Detached Executive Family Residence
- ❖ Four Reception Rooms
- ❖ Five Bedrooms
- ❖ Two En-suite Shower Rooms
- ❖ Family Bathroom
- ❖ Driveway Leading To Double Integral Garage
- ❖ Secluded Rear Garden
- ❖ Walking Distance Of Woking's Mainline Station
- ❖ Sought After Private Road



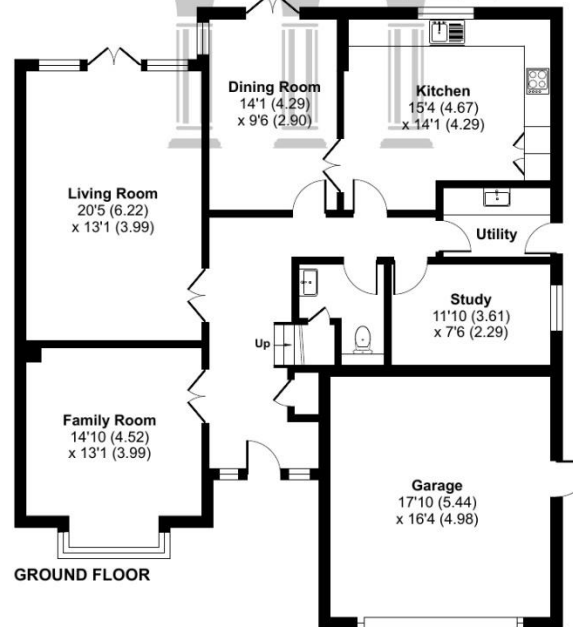
# Frensham, Horsell Park, Horsell, Woking, GU21

Approximate Area = 2472 sq ft / 229.6 sq m  
 Garage = 291 sq ft / 27 sq m  
 Total = 2763 sq ft / 256.6 sq m

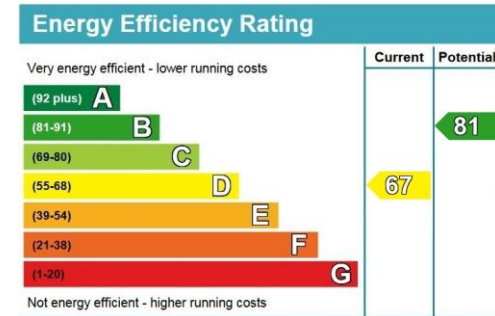
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1117420





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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