



Homes of Distinction



HORSELL

Kettlewell Close, Horsell, Woking, Surrey, GU21

Impressive 5 bedroomed family residence, positioned within mature corner plot gardens, located at the end of a private drive.

We are delighted to present this impressive five-bedroom, four-bathroom detached family residence, nestled within superb corner plot gardens. Positioned at the end of a private drive, this property offers a perfect blend of tranquillity and convenience, being within walking distance of Horsell Village, Woking Town Centre, and the mainline station. The home is beautifully presented throughout, ensuring a warm and welcoming atmosphere from the moment you step inside.

The accommodation includes an open plan kitchen/dining room, ideal for modern family living, which seamlessly transitions through sliding glass doors to a charming sitting room. The double aspect living room features a central fireplace, creating a cosy focal point for relaxation. Additional ground floor amenities include a study, utility room, and a convenient shower room, catering to the practical needs of a busy household.

Ascending the staircase, the principal bedroom impresses with a spacious dressing room and a luxurious en-suite bathroom, providing a private sanctuary. The guest bedroom also benefits from its own en-suite bathroom, ensuring comfort and privacy for visitors. Outside, the property is surrounded by mature grounds, offering a serene retreat and ample space for outdoor activities. A generous driveway provides ample parking, complemented by a double-width garage, making this home a perfect choice for families seeking a blend of elegance, space, and prime location.

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

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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 town 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 Family Residence
- ❖ Open Plan Kitchen/Dining Room
- ❖ Three Separate Reception Rooms
- ❖ Five Spacious Bedrooms
- ❖ Four Well Appointed Bathrooms
- ❖ Beautifully Presented Throughout
- ❖ Mature Corner Plot Gardens
- ❖ Double Width Garage & Ample Off Road Parking
- ❖ Walking Distance Of Horsell Village & Woking Mainline Station



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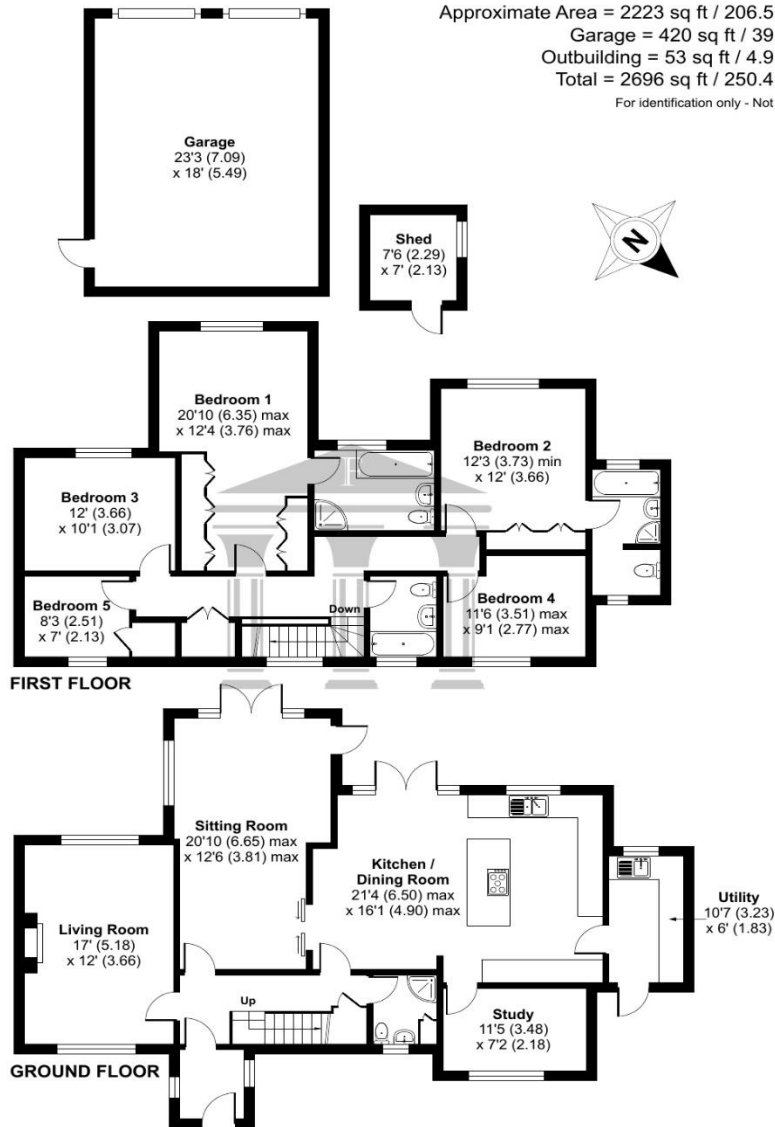
Approximate Area = 2223 sq ft / 206.5 sq m

Garage = 420 sq ft / 39 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 2696 sq ft / 250.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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: 1145061



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www.foundationsofwoking.com

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