



## **HORSELL**

**Guide Price £1,000,000**

**Nestled in the heart of the highly sought-after Horsell Village, this charming four-bedroom detached family residence offers an ideal blend of comfort and convenience.**



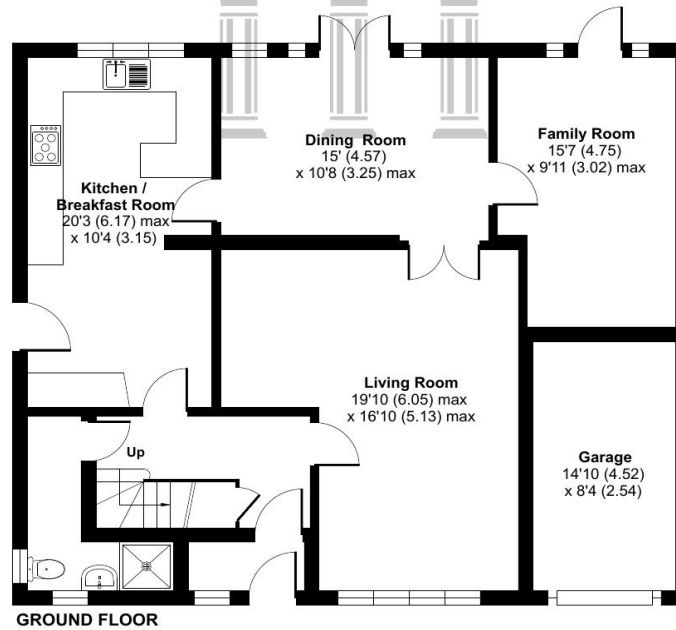
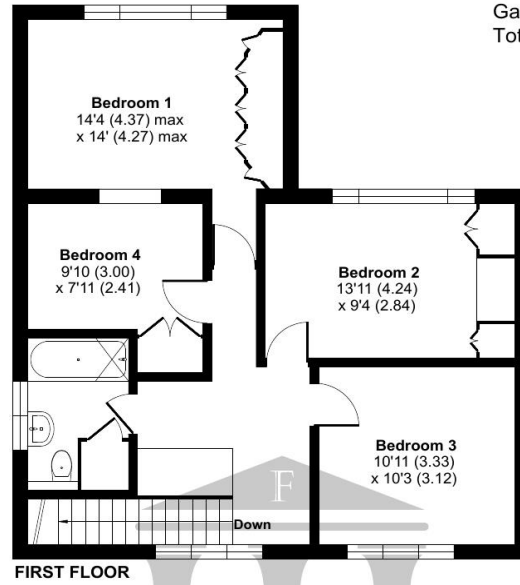
# Old Malt Way, Horsell, Woking, GU21

Approximate Area = 1686 sq ft / 156.6 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1802 sq ft / 167.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1161746

## Old Malt Way, Horsell, Woking, Surrey, GU21

- **Four Bedroom Detached Residence**
- **Three Separate Reception Rooms**
- **Open Plan Kitchen/Breakfast Room**
- **Ground Floor Shower Room**
- **Attached Garage**
- **Mature Rear Garden**
- **Walking Distance Of Mainline Station**

Nestled in the heart of the highly sought-after Horsell Village, this charming four-bedroom detached family residence offers an ideal blend of comfort and convenience.

The well-appointed accommodation includes a spacious open-plan kitchen/breakfast room, perfect for family gatherings and culinary adventures. The inviting living room features an open fireplace, creating a warm and welcoming ambiance and two additional separate reception rooms providing a versatile space for a home office, play room or formal dining room. A convenient shower room completes the ground floor, catering to the needs of modern family living.

The exterior of this delightful home is equally impressive, with a block-paved driveway offering ample off-street parking and leading to an attached garage. The mature rear garden is generously sized, providing a tranquil retreat for outdoor relaxation and entertaining. Ideally located within walking distance of Horsell Village and Woking Town Centre, this property ensures easy access to local amenities, schools, and transport links, making it an exceptional choice for those seeking a harmonious blend of village charm and urban convenience.

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.

Council Tax Band G - 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.



