



HORSELL

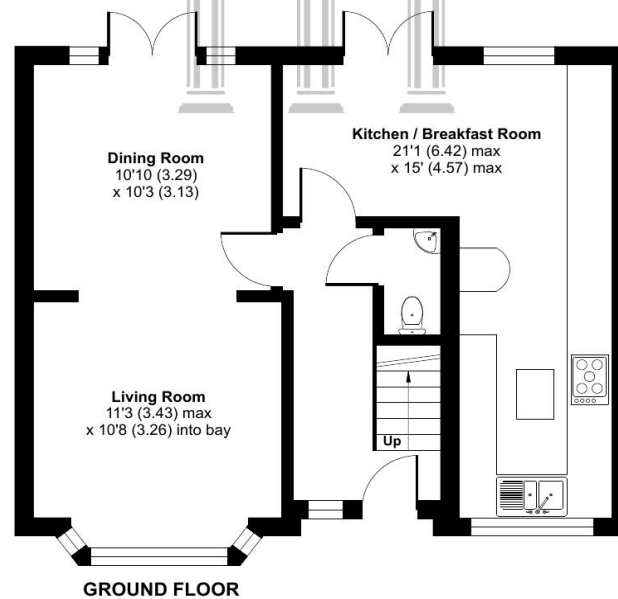
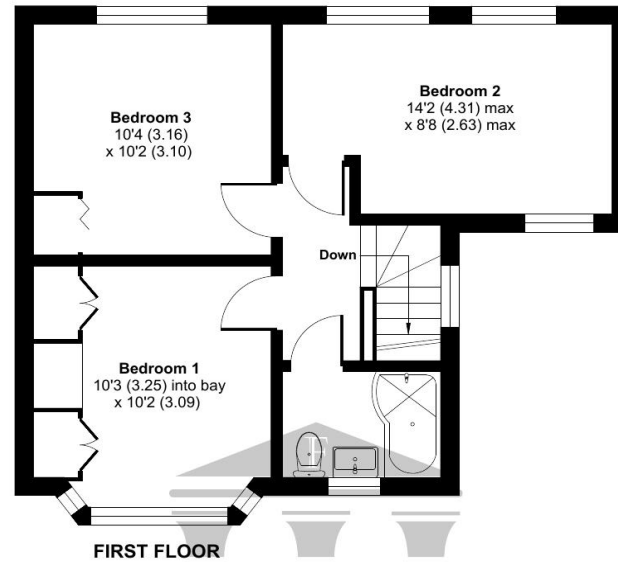
£808,500

Nestled on a highly sought-after, tree-lined road in the heart of Horsell Village, this superbly extended family residence offers an exceptional blend of modern luxury and timeless charm.

Rosehill Avenue, Horsell, Woking, GU21

Approximate Area = 975 sq ft / 90.5 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). © nichecom 2024.
Produced for Foundations Independent Estate Agents. REF: 1175528

Rosehill Avenue, Horsell, Woking, Surrey, GU21

- **Detached Family Residence**
- **Three double Bedrooms**
- **Double Aspect Living/Dining Room**
- **Kitchen/Breakfast Room**
- **Off Road Parking & Electric Car Charger**
- **Mature Secluded Rear Garden**
- **Walking Distance Of Village Amenities**
- **Easy Reach Of Mainline Station**

Nestled on a highly sought-after, tree-lined road in the heart of Horsell Village, this superbly extended family residence offers an exceptional blend of modern luxury and timeless charm.

The property features a beautifully appointed kitchen/breakfast room, complete with a stunning sky lantern that floods the space with natural light, and underfloor heating for year-round comfort. The spacious double-aspect living/dining room, with double-glazed French doors, opens directly onto the rear garden, creating a perfect flow for indoor-outdoor living. Upstairs, you will find three generously sized double bedrooms and a well-appointed family bathroom with underfloor heating, providing ample space for a growing family.

Outside, the property boasts a private driveway with off-street parking, an electric car charger, and a mature, secluded rear garden perfect for relaxing or entertaining. The home's prime location is just a stone's throw from the charming village amenities of Horsell and within easy walking distance of Woking Town Centre and its mainline station, offering a swift commute to London. This rarely available residence presents a unique opportunity to enjoy village life with all the conveniences of modern living close at hand.

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 F - EPC Rating C - Tenure: Freehold



