



Homes of Distinction

HORSELL

Bullbeggars Lane, Horsell, Woking, Surrey, GU21

Refined Five-Bedroom Detached Property Offering Exceptional Family Living in Horsell.

This impressive five-bedroom detached home offers a perfect blend of contemporary design, comfort, and versatility. Thoughtfully updated and beautifully maintained by the current owners, it provides generous accommodation ideal for modern family living. Located within a sought-after Horsell neighbourhood, the property enjoys a peaceful residential setting while remaining close to local amenities, excellent schools, and convenient transport links.

Occupying a plot of approximately 0.15 acres, the property benefits from an attractive frontage with ample driveway parking for several vehicles. The heart of the home is the stunning open-plan kitchen, dining, and family area — a superb space for both everyday living and entertaining, featuring two sets of French doors that open directly onto the rear garden. A separate, elegant sitting room provides a quiet retreat, while a versatile ground-floor bedroom with an en-suite offers ideal accommodation for guests or the potential for a self-contained annexe. Additional practical features include a ground-floor shower room, a cloakroom, and two well-equipped utility areas.

Upstairs, the home continues to impress with four bedrooms, including a beautifully appointed principal suite with an en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, all finished to a high standard. Beyond the main house, a fully insulated detached garden cabin complete with a wood-burning stove offers excellent flexibility — perfect as a home office, gym, studio, or cosy retreat throughout the seasons.

The private rear garden provides a peaceful outdoor haven, ideal for relaxation and family gatherings. With an integral garage, stylish interiors, and a layout that seamlessly combines practicality with sophistication, this exceptional residence represents a rare opportunity to acquire a turnkey family home in one of Surrey's most desirable and well-connected locations.



Council Tax Band F - 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

01483 770800





LOCATION

Ideally situated within the desirable Horsell Village and just 1.3 miles from Woking town centre, this location offers an exceptional blend of community spirit, convenience, and natural surroundings. Horsell Village, with its welcoming atmosphere and selection of independent shops, cafés, restaurants, and traditional pubs, provides an authentic village feel while remaining within easy reach of the vibrant amenities of Woking. Residents enjoy access to scenic countryside walks, open green spaces, and the tranquillity of Horsell Common — perfect for families, runners, and dog walkers alike. The area is particularly popular with families due to its excellent choice of local schools, including Horsell Village School, Woking High School, and Halstead St Andrew's, all known for their strong reputations. Recreational facilities such as Woking Leisure Centre, local gyms, and nearby parks further enhance the family-friendly lifestyle the area offers. Woking town centre presents a dynamic mix of high street and boutique shopping, with the Peacocks Centre at its heart, home to the New Victoria Theatre, multi-screen cinema, and a wide selection of restaurants, cafés, and delicatessens catering to every taste. For commuters, Woking's mainline station offers frequent fast services to London Waterloo in approximately 23–24 minutes, while excellent road connections via the A3, M3, M4, and M25 provide easy access to central London, the South West, and major airports including Heathrow — making this location as practical as it is picturesque.





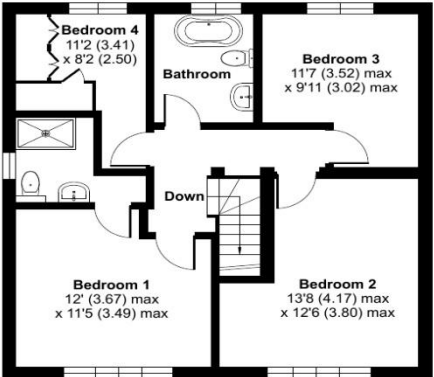
ACCOMMODATION & SPECIFICATION

- ❖ Five-bedroom detached family home
- ❖ Beautifully updated and presented to a high standard throughout
- ❖ Spacious open-plan kitchen/dining/family room
- ❖ Separate elegant sitting room and versatile ground-floor bedroom with en-suite
- ❖ Additional shower room, cloakroom, and two utility areas for convenience
- ❖ Principal bedroom with stylish en-suite plus three further bedrooms
- ❖ Detached insulated garden cabin with wood-burning stove – ideal office or studio
- ❖ Attractive 0.15-acre plot with ample driveway parking and private rear garden

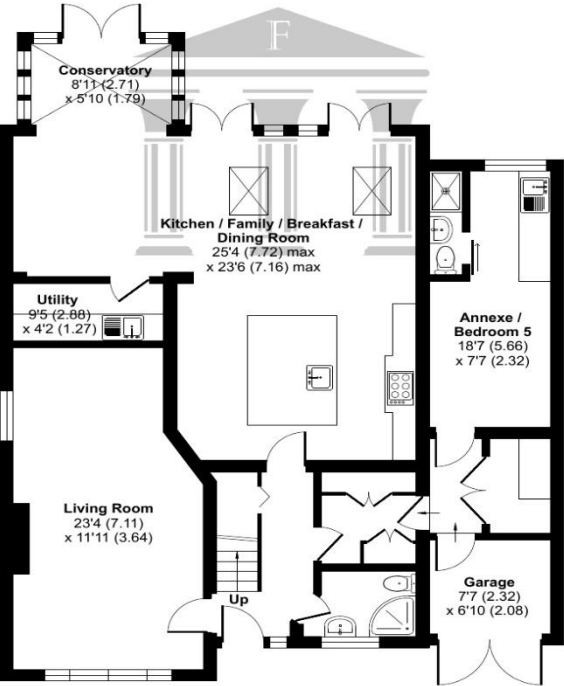


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Approximate Area = 1712 sq ft / 159 sq m
Annexe = 141 sq ft / 13 sq m
Garage = 52 sq ft / 4.8 sq m
Total = 1905 sq ft / 176.8 sq m
For identification only - Not to scale



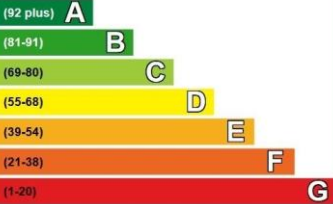
FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
71	80



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www.foundationsofwoking.com

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.