



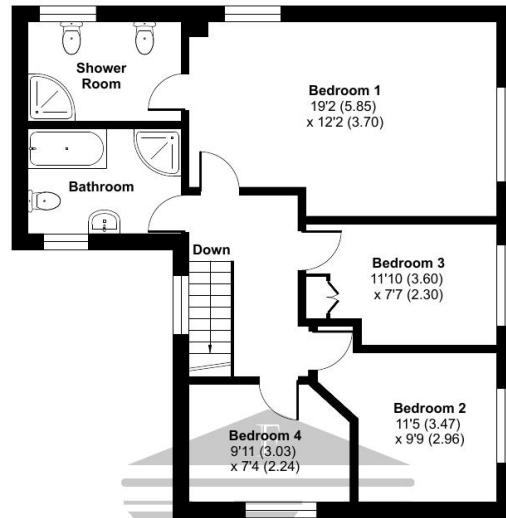
**WOKING**  
**Offers in Excess of £800,000**

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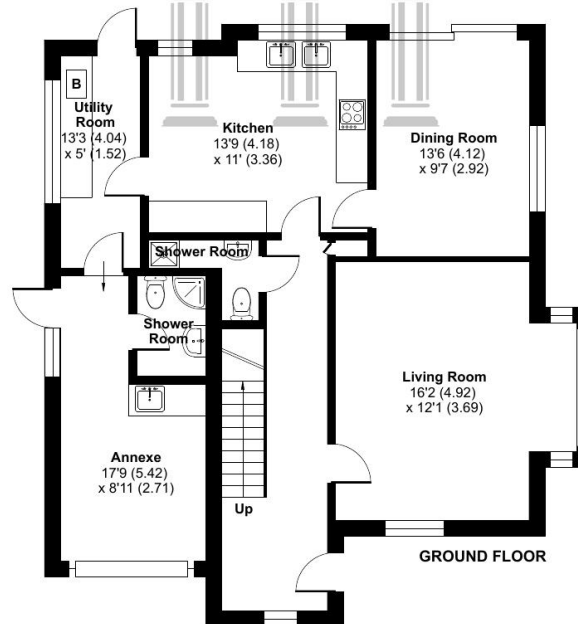
# Bridge Barn Lane, Woking, GU21

Approximate Area = 1661 sq ft / 154.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Bridge Barn Lane, Horsell, Woking, Surrey, GU21

- **Four bedroom, three bathroom detached residence**
- **Self-contained annexe offering flexible accommodation**
- **Two reception rooms**
- **Ground floor shower room**
- **Principal bedroom with en-suite**
- **Large rear garden**
- **NO ONWARD CHAIN**

Set within the highly sought-after catchment area for Goldsworth School, this modern detached family residence enjoys an enviable position within walking distance of Woking Town Centre and its well-regarded mainline station, offering fast and convenient links into London. The property is ideally suited to modern family living, combining generous accommodation with excellent connectivity and a range of local amenities close at hand.

The accommodation is thoughtfully arranged and includes four well-proportioned bedrooms and three bathrooms, providing ample space for family life. The principal bedroom benefits from a private en-suite, while the ground floor offers two separate reception rooms, a well-appointed kitchen, utility room, and an additional shower room. A particular feature of the home is the self-contained annexe facility, offering flexible accommodation ideal for extended family, guests, or independent living arrangements.

Externally, the property continues to impress with a large rear garden providing an excellent space for outdoor entertaining and relaxation. To the front, a driveway offers convenient off-street parking. Further benefiting from being offered to the market with NO ONWARD CHAIN, this versatile home presents an excellent opportunity for purchasers seeking space, flexibility, and a highly convenient location.

Ideally located in highly sought after Horsell Village and within walking distance of vibrant Woking Town Centre, this setting offers an excellent balance of lifestyle, connectivity, and natural beauty. Horsell is celebrated for its community spirit, countryside walks, gastro pubs, and highly regarded schools including Horsell Village Primary, Woking High, and Halstead St Andrew's, making it especially appealing to families. Residents also enjoy the tranquillity of Horsell Common and walks along the Basingstoke Canal, blending urban convenience with rural charm. Woking offers a lively town centre with a wide choice of shops, restaurants, cafés, and the Peacocks Centre, home to the New Victoria Theatre and cinema. Fast, frequent rail services reach London Waterloo in about 24 minutes, while the A3, M3, M4, and M25 provide excellent road links to London, the southwest, and major airports including Heathrow.

Council Tax Band G - EPC Rating C - 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.



