



*Homes of Distinction*

# HORSELL

Waldens Park Road, Horsell, Woking, Surrey, GU21

*Period elegance, reimagined for exceptional modern living.*

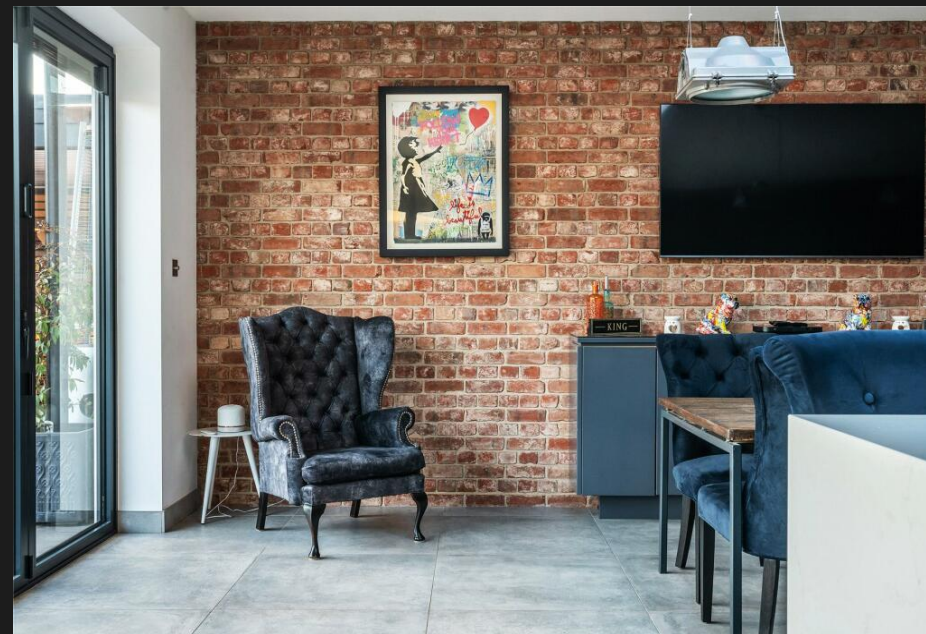
This remarkable turn-of-the-century residence has been sensitively reimagined to create an exceptional family home of considerable style and individuality. Occupying a sought-after, tree-lined road in the heart of Horsell Village, the property pairs handsome period architecture with sophisticated contemporary design. A generous driveway provides off-street parking and access to the integral garage, while the entrance opens into an impressive reception hall featuring a sweeping galleried staircase that immediately establishes the quality and scale found throughout.

The ground floor has been thoughtfully arranged for both everyday family life and memorable occasions. To the front, an elegant bay-fronted sitting room with a feature fireplace provides a refined retreat, while a well-proportioned study offers an excellent environment for home working. The showpiece of the house is the magnificent 24 ft kitchen and dining room, where an oversized rooflight and wide bi-folding doors fill the space with natural light and establish a wonderful connection with the garden. A dedicated bar adds a distinctive sense of occasion, while the adjoining snug, centred around a log burner, provides a more intimate place in which to relax. A walk-in pantry, utility room, boot room and cloakroom complete this beautifully considered level.

The upper floors provide an outstanding arrangement of private accommodation. The first floor comprises three individually presented bedrooms, each with fitted wardrobes. The principal suite and second bedroom both enjoy their own luxurious en-suite facilities, while the third bedroom is served by an equally impressive family bathroom. Each bathroom has been finished with a four-piece suite incorporating a bath and walk-in shower. Occupying the second floor, the spacious fourth bedroom benefits from built-in wardrobes, extensive eaves storage and its own four-piece bathroom, creating an exceptional guest suite, private teenage retreat or self-contained space for an au pair.

The south-facing rear garden has been conceived as an extension of the living accommodation, with contemporary landscaping and carefully positioned areas for dining, entertaining and relaxation. A covered bar with a fully equipped outdoor kitchen and barbecue area provides an enviable setting for summer gatherings, while the hot tub offers the perfect place to unwind. The substantial garden room could serve as a gym, cinema, studio or home office, and established planting provides colour, privacy and seclusion.

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

71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800

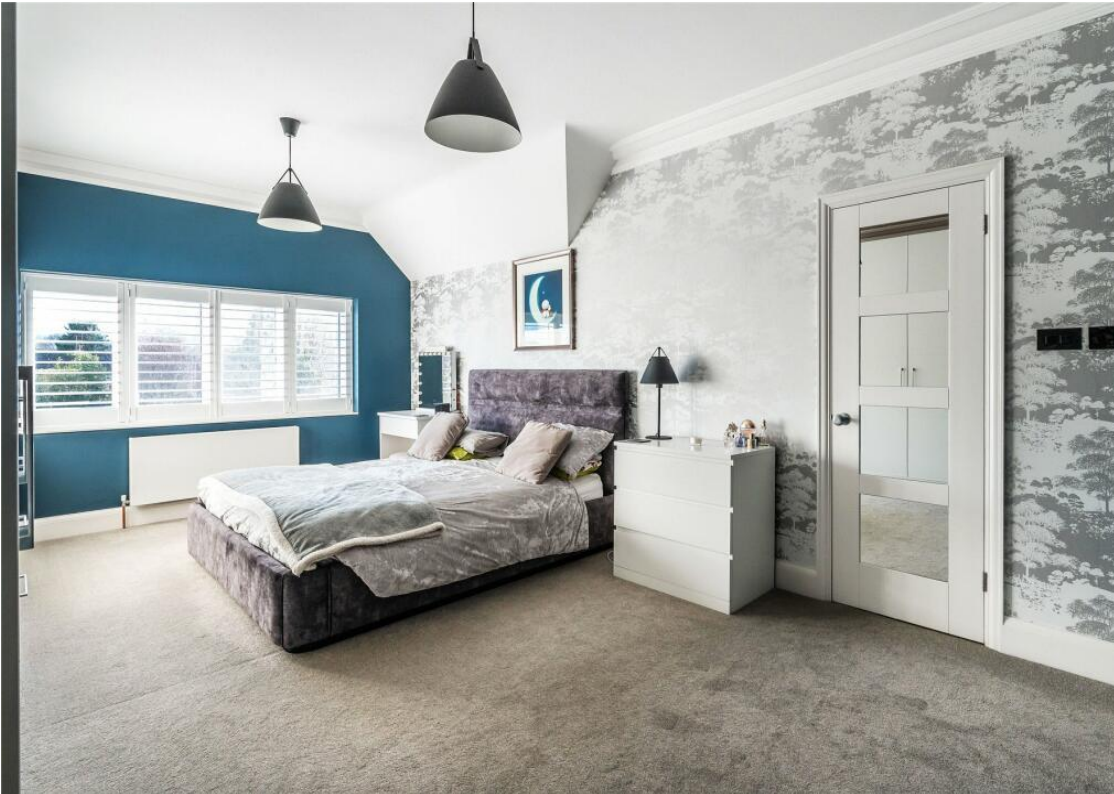




## LOCATION

Positioned within one of Horsell's most exclusive and sought-after residential roads, the property enjoys an enviable village setting within walking distance of Woking town centre. Horsell is prized for its strong community spirit, independent shops, cafés and popular gastro pubs, together with highly regarded schools including Horsell Village Primary School, Woking High School and Halstead St Andrew's. Horsell Common and the Basingstoke Canal provide miles of scenic walking routes, creating a wonderful balance between village life and the surrounding countryside. Woking offers a selection of shopping, dining and cultural attractions, including the Peacocks Centre, New Victoria Theatre and multi-screen cinema. Its highly regarded mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, while excellent access to the A3, M3, M4 and M25 places central London, the South West and major airports within convenient reach. This rare combination of exclusivity, natural beauty and exceptional connectivity makes the location especially appealing to families and commuters alike.





## ACCOMMODATION & SPECIFICATION

- ❖ Distinguished four-bedroom period residence in the heart of Horsell Village
- ❖ Comprehensively renovated and extended to an exceptional specification
- ❖ Spectacular 24 ft kitchen and dining room designed for effortless entertaining
- ❖ Stylish bar, cosy snug with log burner and elegant bay-fronted sitting room
- ❖ Four luxurious bathrooms, including three en-suite facilities
- ❖ Private top-floor suite ideal for guests, teenagers or an au pair
- ❖ Landscaped south-facing garden with hot tub, outdoor kitchen and covered bar
- ❖ Versatile garden studio, generous driveway and integral garage



# Waldens Park Road, Horsell, Woking, GU21

Approximate Area = 2925 sq ft / 271.7 sq m (excludes void)

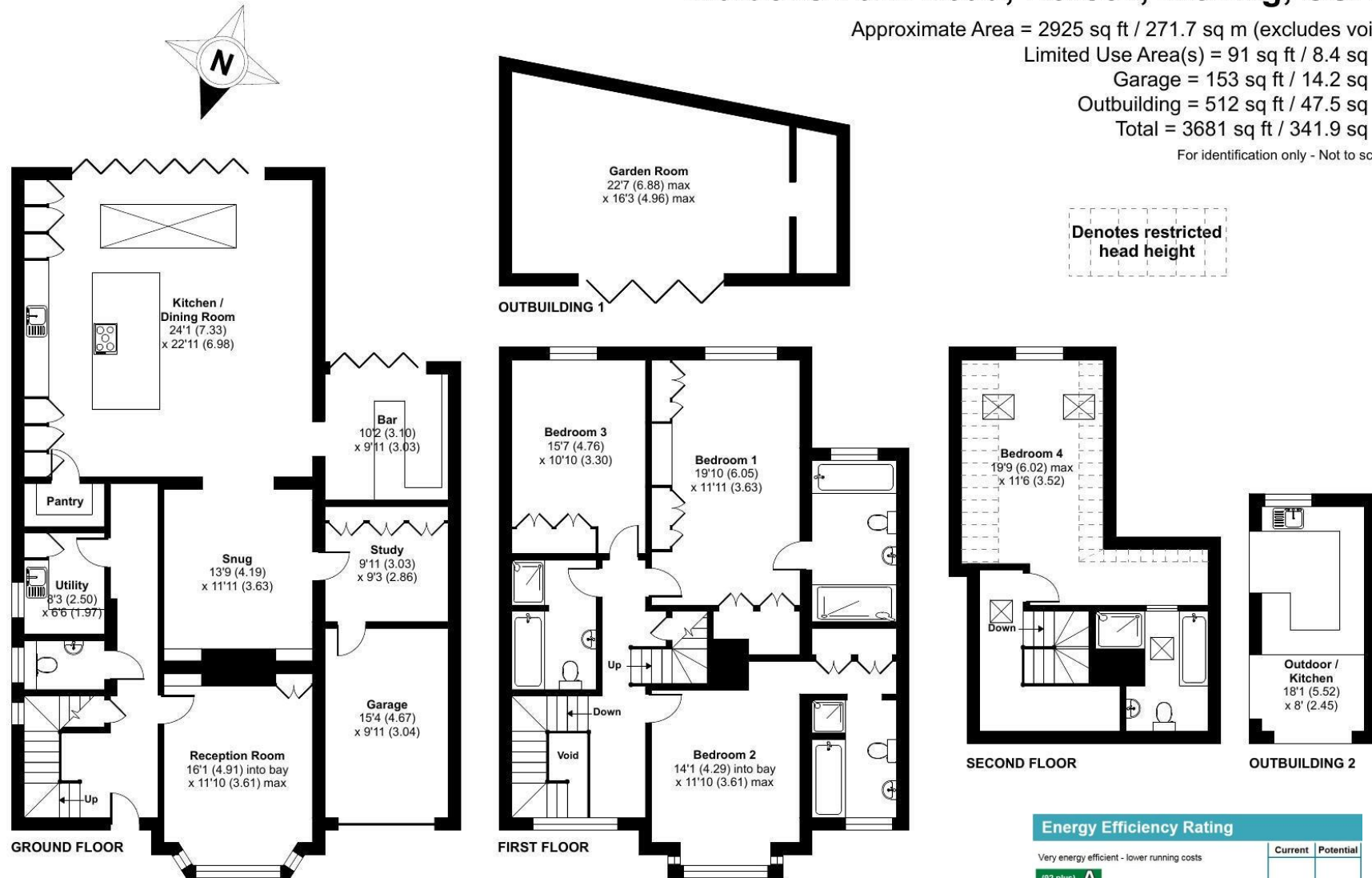
Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 512 sq ft / 47.5 sq m

Total = 3681 sq ft / 341.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  | 70      | 77        |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |



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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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