



Homes of Distinction



HORSELL

Holyoake Avenue, Horsell, Woking, Surrey, GU21

An exceptional residence with striking contemporary design, moments from Horsell Village.

Tucked away at the end of a highly sought-after cul-de-sac, this superbly extended and remodelled five-bedroom detached residence, originally built in 1939, offers an exceptional lifestyle opportunity within easy walking distance of Horsell Village, well-regarded schools, Woking Town Centre and its excellent mainline station. Blending timeless 1930s character with striking contemporary architecture, the home has been thoughtfully reimaged—most notably through an architect-designed extension in 2019—to create a truly unique and elegant family environment.

At the heart of the property lies a breathtaking open plan kitchen, dining and family space, designed for both everyday living and entertaining. The bespoke kitchen, expertly designed and built by Sustainable Kitchens, features a central island, an American double-width refrigerator and high-quality finishes throughout. Expansive glazing, including distinctive Crittall-style metal windows, two sets of rear doors and a dramatic sky lantern above, floods the space with natural light, while a contemporary off-centre design introduces a striking modern bay window seat overlooking the garden. This remarkable space enjoys uninterrupted views across the beautifully landscaped south-facing garden, creating a seamless connection between indoors and out.

The ground floor further benefits from a charming sitting room with a bay window and one of three original 1930s tiled fireplaces, all of which add warmth and authenticity to the home's heritage. A versatile second reception room/playroom showcases vintage Liberty wallpaper, while a further reception space—ideal as a music room or study—enhances the flexibility of the layout. A practical utility/boot room includes a conveniently stacked washing machine and tumble dryer, while the hallway offers cleverly designed storage with larder cupboards to one side and a coat cupboard with integrated boot bench to the other. A stylish cloakroom with vintage brass fittings completes the ground floor. Upstairs, the first floor offers four generously proportioned bedrooms, including a beautifully appointed guest suite with its own en-suite shower room, alongside a well-presented family bathroom. The entire top floor is dedicated to a stunning principal suite, creating a private sanctuary with a luxurious en-suite bathroom featuring underfloor heating and elegant finishes, including classic designer wallpaper. In total, the home offers two impressive principal-style suites, ideal for modern family living or guest accommodation. Throughout the property, engineered stained wooden flooring runs seamlessly, enhancing both the aesthetic and durability of the home, while additional character features, including a working wood burner add to the inviting atmosphere.

Externally, the rear garden extends to approximately 100ft and is a particular highlight, having been lovingly cultivated over generations. Professionally planted and meticulously maintained, it features established silver birch trees planted in the early 2000s, alongside a recently added quince tree. A custom-designed red pergola, crafted by a local forge, provides a striking focal point and offers welcome shade during the summer months. Thoughtful outdoor lighting has been installed throughout the garden, side path and shed, enhancing both ambience and practicality, while a pathway leads to a useful outbuilding. Additional benefits include covered bike storage to the side of the house. To the front, a driveway provides off-street parking. This is a truly special home, combining architectural flair, period charm and modern convenience in one of the area's most desirable locations.

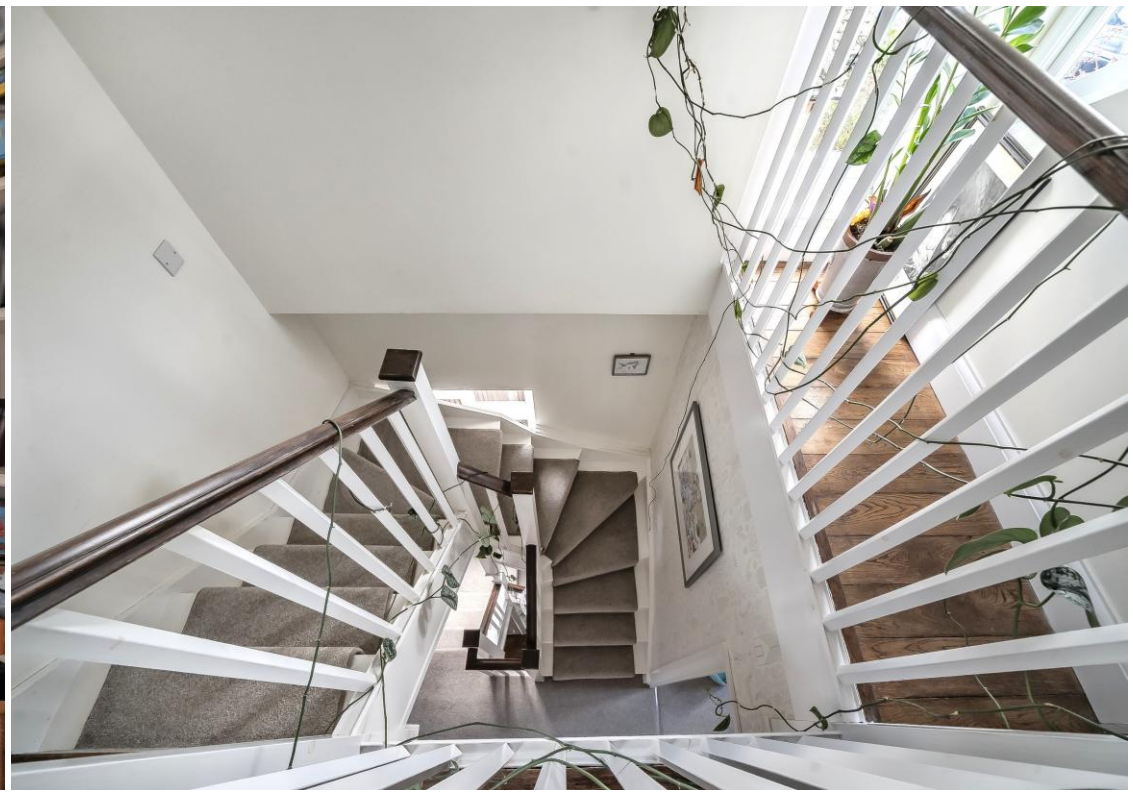
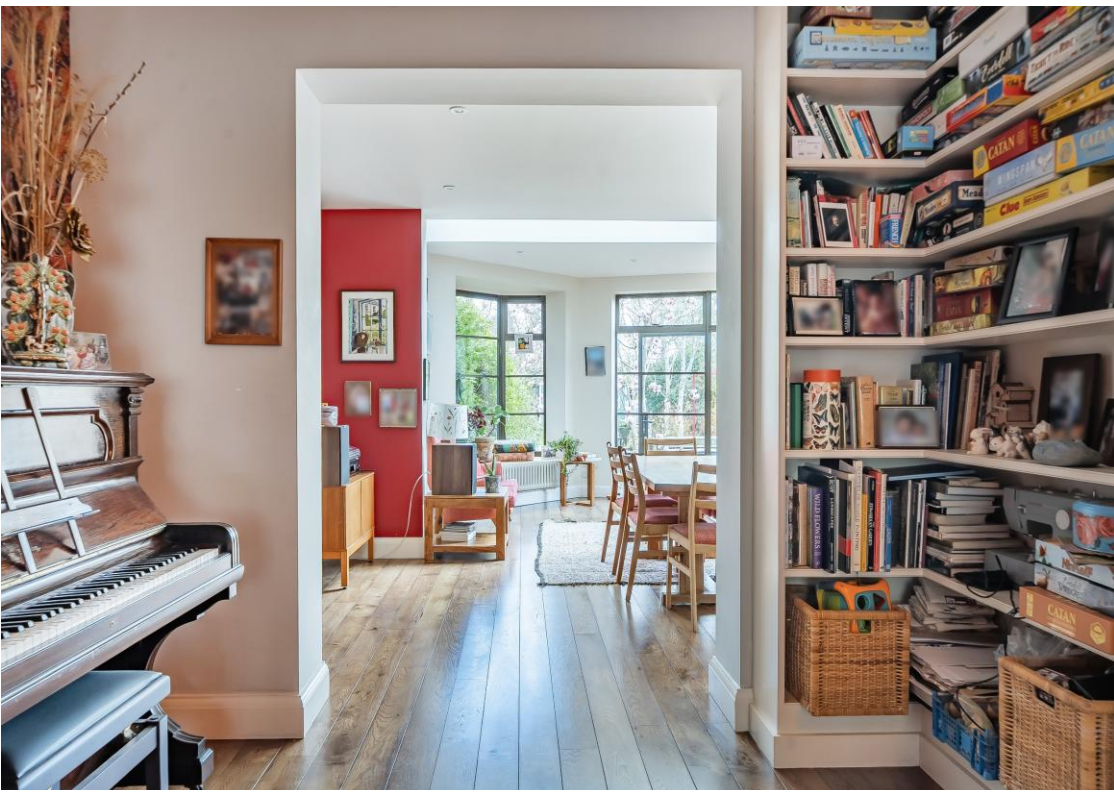
Council Tax Band F - EPC Rating D - Tenure: Freehold



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 positioned within the charming Horsell Village and walking distance of the vibrant Woking Town Centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent. It is home to institutions such as Horsell Village Primary School, Woking High School and Halstead St Andrew's. This educational excellence makes the area especially appealing to families. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm. Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks — including the A3, M3, M4, and M25 — ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow.





ACCOMMODATION & SPECIFICATION

- ❖ Superb five-bedroom detached 1930s residence
- ❖ Highly sought-after cul-de-sac location within walking distance of Horsell Village
- ❖ Excellent access to mainline station and highly regarded local schools
- ❖ Exceptional open plan kitchen/dining/family space forming the heart of the home
- ❖ Bespoke handmade kitchen with central island and high-quality finishes
- ❖ Abundant natural light via floor-to-ceiling glazing, French doors and sky lantern
- ❖ Separate sitting room with bay window and period fireplace, plus additional study/music room
- ❖ Principal top floor suite with en-suite, offering a private retreat
- ❖ South-facing rear garden of approximately 100ft with outbuilding & off-street parking to the front



Holyoake Avenue, Horsell, Woking, GU21

Approximate Area = 2189 sq ft / 203.3 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

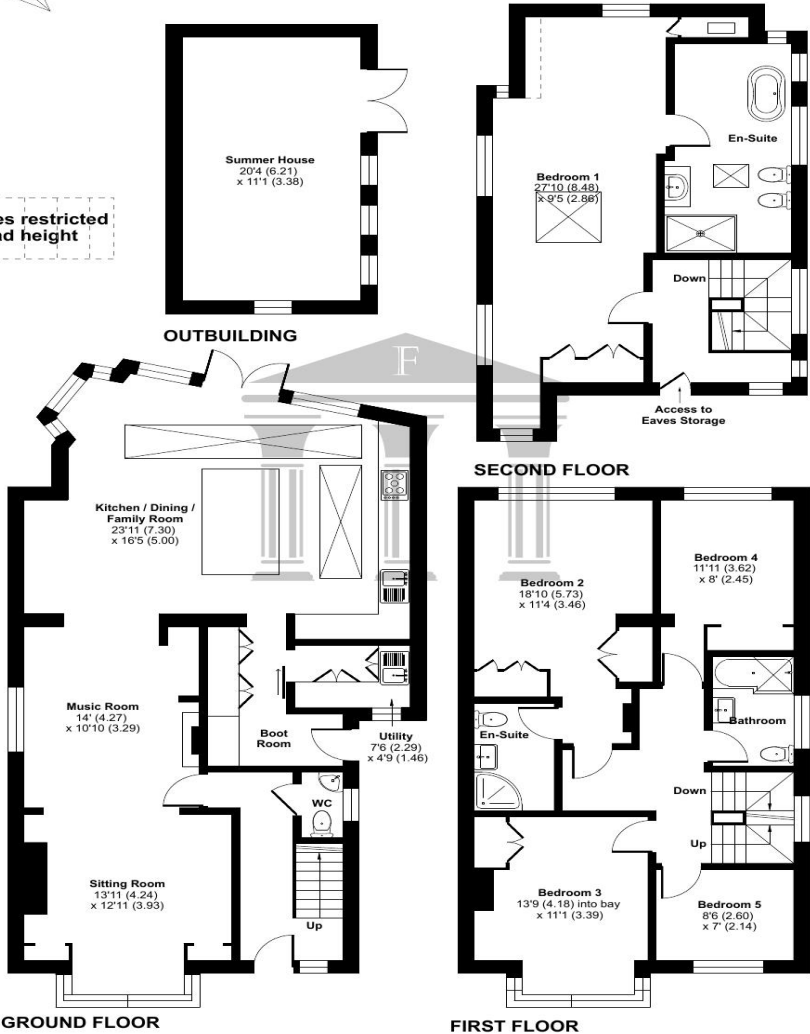
Outbuilding = 226 sq ft / 20.9 sq m

Total = 2421 sq ft / 224.7 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Foundations Independent Estate Agents. REF: 1434440



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www.foundationsofwoking.com

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