



## **HORSELL**

**Offers in Excess of £700,000**

**Occupying a superb corner plot, this rarely available detached period home presents an exceptional lifestyle opportunity, combining characterful living with exciting scope for future enhancement.**

**NO ONWARD CHAIN.**

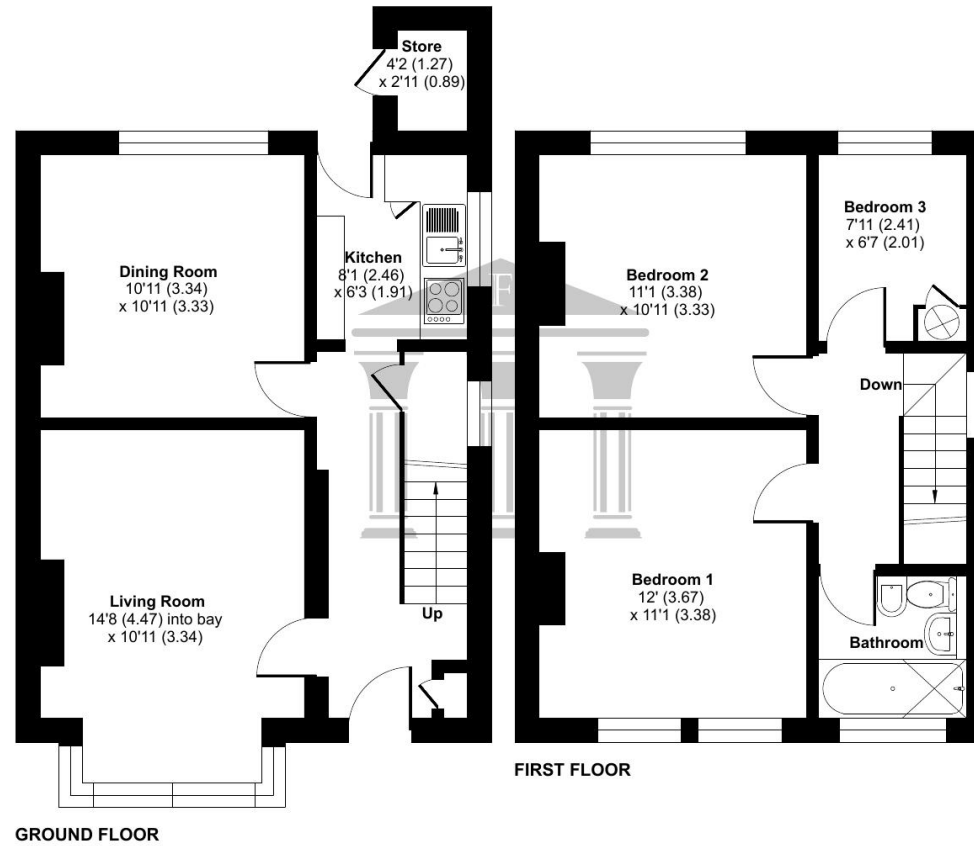
# South Road, Horsell, Woking, GU21

Approximate Area = 848 sq ft / 78.7 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 860 sq ft / 79.8 sq m

For identification only - Not to scale



## South Road, Horsell, Woking, Surrey, GU21

- **Detached period home on a generous corner plot**
- **Exciting potential to extend and redevelop (STPP)**
- **Two separate reception rooms**
- **Three well-proportioned bedrooms**
- **Substantial rear garden offering excellent outdoor space**
- **Driveway providing off-street parking**
- **Walking distance to Woking mainline station**
- **NO ONWARD CHAIN**

Occupying a superb corner plot, this rarely available detached period home presents an exceptional lifestyle opportunity, combining characterful living with exciting scope for future enhancement. Set within a highly sought-after location, the property offers clear potential to extend and redevelop, subject to the usual planning consents, making it an appealing choice for those looking to create a long-term family home.

Internally, the accommodation is well balanced and versatile, featuring three bedrooms and two separate reception rooms. The layout lends itself perfectly to modern family living while retaining the charm and proportions associated with its period origins, providing a wonderful foundation for personalisation or refurbishment.

Externally, the home is complemented by a generous rear garden, ideal for outdoor entertaining, family enjoyment or future landscaping projects. To the front, a driveway provides off-street parking for several vehicles, enhancing everyday convenience and practicality.

Ideally positioned within walking distance of Woking Town Centre and its highly regarded mainline station, the property offers excellent connectivity for commuters. Horsell Common is also close by, providing beautiful open spaces and countryside walks. Offered to the market with NO ONWARD CHAIN, this is a rare opportunity to secure a home with both lifestyle appeal and outstanding potential.

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.

Council Tax Band E - EPC Rating D - 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.



