



 *Homes of Distinction*

# HORSELL

Horsell Park, Horsell, Woking, Surrey, GU21

## *Horsell Living at Its Finest - Character, Location, and Commuter Convenience.*

A substantial detached residence of distinction, extending to over 4,000 sq ft and occupying a prime corner plot on arguably one of Horsell's most prestigious private roads. Originally built in the 1930s, and substantially extended in 1990, this family home effortlessly blends character, scale and setting, offering an enviable lifestyle within a short stroll of Horsell Village and Woking's vibrant town centre and highly regarded mainline station — ideal for London commuters seeking space without compromise.

Arranged over three impressive floors, the accommodation is both expansive and versatile, perfectly suited to evolving family life. With potential for up to eight bedrooms — two currently arranged as home offices — and three bathrooms, the layout offers flexibility for growing families, multi-generational living or those seeking dedicated work-from-home space in elegant surroundings.

The ground floor is designed with both entertaining and everyday comfort in mind. Three generous reception rooms provide refined yet welcoming spaces, while the magnificent 26ft x 14ft double-aspect living room forms the true heart of the home — a light-filled social hub where family and friends can gather with ease. A downstairs cloakroom and integral garage enhance the practicality of this impressive residence.

Outside, the delightful gardens wrap around the corner plot, offering privacy and a wonderful setting for outdoor dining, summer entertaining or simply unwinding at the end of the day. Rarely does a home of this scale, character and position come to the market in Horsell — a unique opportunity to secure a landmark family home in one of the area's finest addresses.

Council Tax Band G

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

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## 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

- ❖ 1930s detached family home offering over 4,000 sq ft of living space
- ❖ Set on a prime corner plot in one of Horsell's most prestigious private roads
- ❖ Expansive, versatile accommodation across three floors
- ❖ Potential for up to eight bedrooms, including stylish home office spaces
- ❖ Three bathrooms designed for comfort and convenience
- ❖ Three inviting reception rooms, perfect for entertaining or relaxed family time
- ❖ Stunning 26ft x 14ft double-aspect living room
- ❖ Benefits from a downstairs cloakroom & integral garage
- ❖ Delightful gardens offering a private retreat
- ❖ Easy walking distance of Horsell Village, Woking town centre, & mainline station



## Horsell Park, Horsell, Woking, GU21

Approximate Area = 3391 sq ft / 315 sq m

Limited Use Area(s) = 481 sq ft / 44.7 sq m

Garage = 299 sq ft / 27.8 sq m

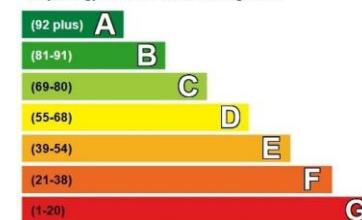
Total = 4171 sq ft / 387.5 sq m

For identification only - Not to scale



### Energy Efficiency Rating

Very energy efficient - lower running costs



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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