



*Homes of Distinction*



## HORSELL

Grange Drive, Horsell, Woking, Surrey, GU21

### *An Exceptional New England-Style Residence in a Private Cul-de-Sac Setting.*

An exceptional New England style detached residence, *The Barn* offers beautifully appointed and versatile family living, set within a highly sought-after private cul-de-sac of just four homes. Ideally positioned within walking distance of Woking town centre, the mainline station, and the charming surroundings of Horsell Village and Common, this impressive home combines a peaceful setting with superb convenience.

Arranged over three thoughtfully designed floors, the property provides generous and flexible accommodation extending to five/six bedrooms and three bathrooms. At the heart of the home lies a stunning open-plan kitchen/dining/family space, featuring a bespoke Neptune-crafted kitchen, walk-in pantry, underfloor heating, and bi-folding doors that seamlessly connect to the rear garden. Complementing this are two reception rooms, including a double-aspect living room with an electric stove, alongside a spacious family/playroom, a fully fitted boot room, utility/laundry room, and a downstairs cloakroom.

The first floor hosts five well-proportioned bedrooms, including a luxurious principal suite with en-suite bathroom and Romeo & Juliet balcony, as well as a guest bedroom with its own en-suite. A beautifully appointed family bathroom serves the remaining bedrooms. The top floor offers a highly versatile space, ideal for a variety of uses.

Externally, the property enjoys a private and secluded rear garden, ideal for both relaxation and entertaining, complete with a sun room. To the front, a generous driveway offers off-street parking for three cars. This outstanding home presents a rare opportunity to acquire a substantial and stylish family residence in one of Woking's most desirable locations, and internal viewings are highly recommended.

Council Tax Band G

EPC Rating C

Tenure: Freehold

Road Associate Fee: £100 PA



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

- ❖ Stylish New England inspired detached family home in a private cul-de-sac
- ❖ Five/six versatile bedrooms with luxurious principal and guest suites
- ❖ Three beautifully designed bathrooms with spa-like finishes
- ❖ Open-plan Neptune kitchen/dining/family room with bi-folding doors to the garden
- ❖ Elegant living and play spaces including an electric stove & sun-filled reception room
- ❖ Fully equipped boot room, walk-in pantry and laundry room
- ❖ Private, landscaped rear garden perfect for entertaining and relaxing
- ❖ Generous driveway providing off street parking for three cars



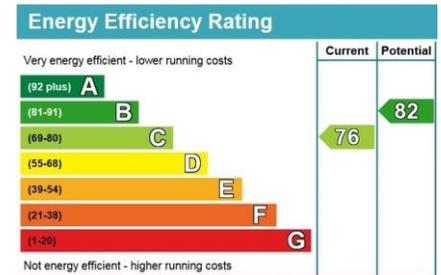
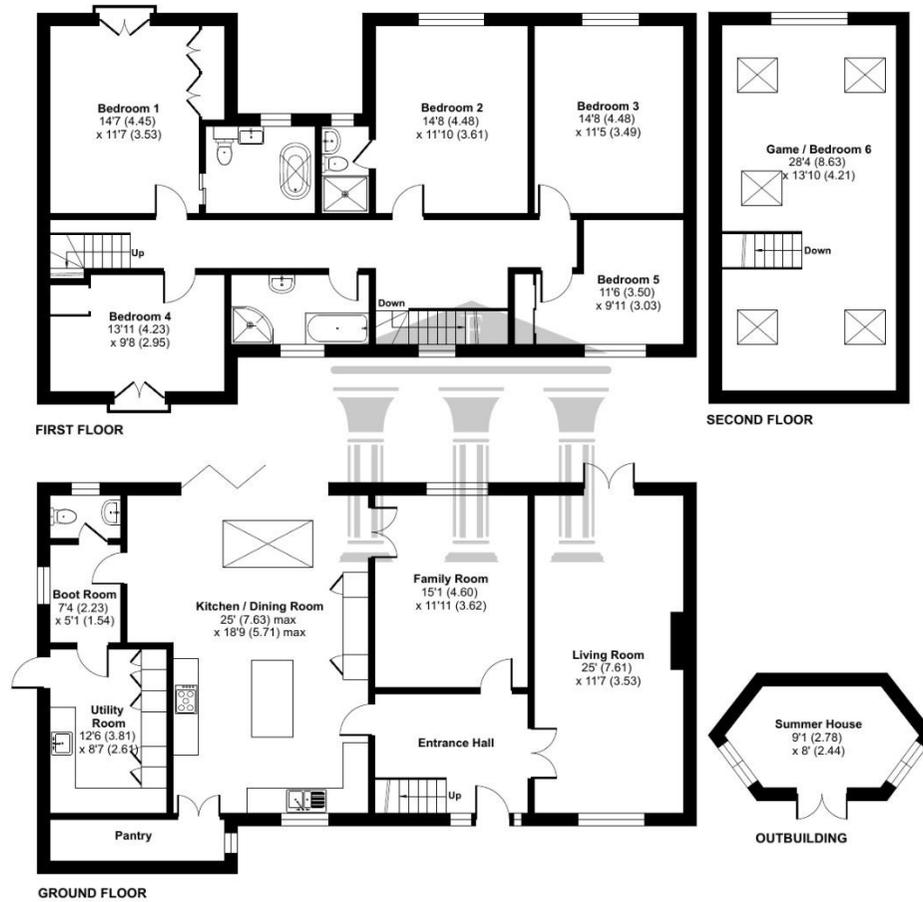
# Grange Drive, Horsell, Woking, GU21

Approximate Area = 2852 sq ft / 264.9 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 2949 sq ft / 273.9 sq m

For identification only - Not to scale





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

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.