



Gregory Close | Horsell | Woking | GU21 4PH





# Gregory Close, Horsell, Woking, GU21 4PH

Constructed in 2014, this beautifully presented detached family home offers approximately 1,834 sq. ft. of versatile accommodation, complemented by a superb detached garden cabin.

The property creates an impressive first impression with its striking vaulted entrance hall, flooded with natural light from three Velux windows. The thoughtfully designed layout provides an excellent balance of open-plan living and separate reception space, ideal for modern family life.

To the rear of the property is a spacious dual-aspect living room with two sets of French doors opening onto the landscaped rear garden. The contemporary kitchen/dining room extends from the front to the rear of the house and is fitted with a stylish range of high-gloss units, quality integrated appliances and generous worktop space. Bi-fold doors seamlessly connect the dining area to the garden, making it perfect for entertaining. A separate utility room provides additional storage and internal access to the integral garage.

The ground floor also benefits from a generous study overlooking the front aspect, offering an ideal home office or playroom, together with a modern shower room.

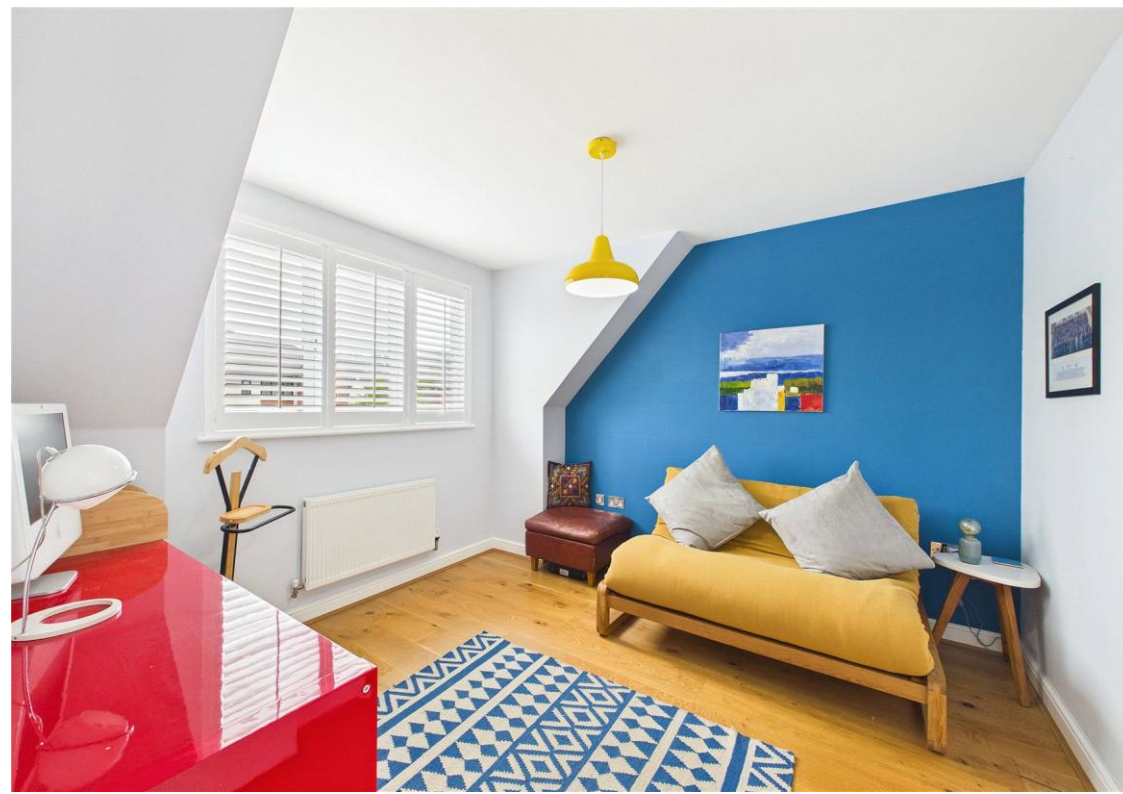
Upstairs, there are three well-proportioned double bedrooms, all featuring fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property occupies a wide plot with a large sun terrace spanning the rear of the house and a generous lawn beyond, creating an excellent space for outdoor entertaining and family enjoyment.

A real feature of the garden is the impressive detached timber cabin, which has been purpose-built to provide substantial additional usable space away from the main house. Currently set up as a home gym, it is finished to an excellent standard with power, lighting and extensive glazing overlooking the garden. Its size and versatility make it equally well suited as a home office, studio, games room or hobby space and provide a particularly valuable addition to the main accommodation.

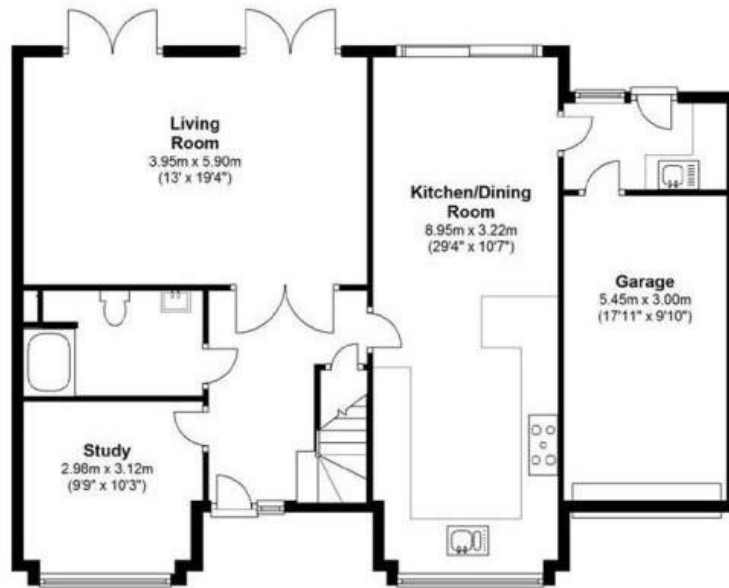
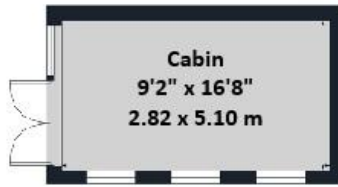
To the front, the property offers ample block-paved driveway parking leading to an integral garage with an electric roller door.

Gregory Close is a small and highly regarded cul-de-sac situated within approximately one mile of Woking town centre and mainline station, offering fast and frequent services to London Waterloo. Horsell Village is also within easy reach, providing an excellent selection of independent shops, cafés and amenities, together with a choice of highly regarded state and independent schools nearby.

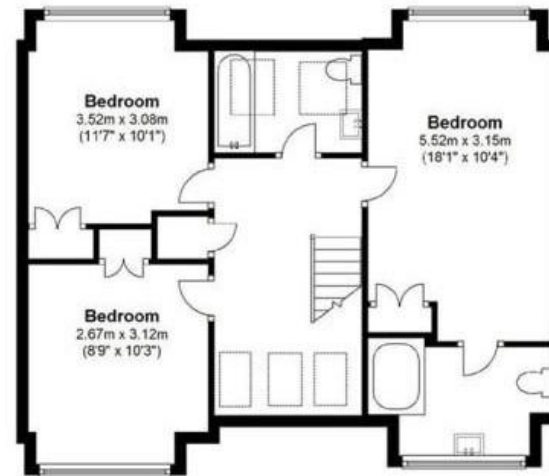








**Ground Floor**  
Approx. 96.4 sq. metres (1037.8 sq. feet)



**First Floor**  
Approx. 59.8 sq. metres (643.6 sq. feet)

**Total area approx. 170.6 sq m / 1834.3 sq ft**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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