



Kettlewell Close | Horsell | GU21 4HZ



# The Old Barn, Kettlewell Close, Horsell, GU21 4HZ

A characterful four-bedroom home coming to the market for the first time in over 40 years, offering huge potential, no onward chain, and a premium tree-lined setting.

Seymours are delighted to bring to market this deceptively spacious detached character home, available for the first time in over 40 years and offered with no onward chain. Set within a premium, leafy position on Kettlewell Close — a quiet, tree-lined road just a stroll from the heart of Horsell Village and within easy walking distance of Woking town centre and mainline station — this is a rare opportunity to acquire a much-loved family home.

With approximately 2,245 sq ft of accommodation across two floors (2,563 sq ft including the garage and outbuildings), this delightful property presents a wonderful opportunity for a buyer looking to put their own stamp on a home full of charm and character. Having been in the same ownership for over four decades, the property offers a genuine blank canvas — ready to move straight into, while the layout and generous proportions offer scope to extend, reconfigure, or simply update to suit modern family living (subject to the usual consents).

A welcoming hallway leads through to a superb triple-aspect living room stretching over 18ft, filled with natural light from the leaded windows and centred around an open fireplace — the perfect spot to relax. The kitchen is well-proportioned and flows through to a separate utility room, ideal for busy family life, while a generous dining room provides a lovely space for entertaining. To the rear, a versatile family room and separate office/study offer flexible space for home working, hobbies, or a playroom, and lead to a ground-floor bedroom with its own shower room — ideal for multi-generational living or guest accommodation.

Upstairs, three further bedrooms are arranged around a charming galleried landing, including a generous principal bedroom with built-in wardrobes and a family bathroom fitted with a bath, separate shower, and twin basins.

A particular highlight of this home is the huge walk-in loft space, offering fantastic potential for further development (subject to the necessary consents). Whether a buyer's plans involve additional bedrooms, a home office suite, or a self-contained studio, this generous roof void represents a genuinely exciting opportunity to significantly expand the living accommodation and add real value to the property.

The real magic of The Old Barn lies outside. A sweeping gravel driveway provides ample off-street parking and leads to a detached garage and workshop — fantastic for hobbyists, storage, or further potential (STPP). The garden is a genuine highlight: a beautifully established, mature plot with a wide lawn, well-stocked borders, climbing roses, and a paved terrace perfect for al fresco dining, all enclosed for privacy and bordered by mature hedging and trees that lend the garden a wonderfully secluded, rural feel — a rare find so close to town.

Kettlewell Close is one of Horsell's premium addresses — a quiet, tree-lined road within easy reach of Horsell Village, with its excellent range of independent shops, cafés, pubs and everyday amenities, and Horsell Common beyond, offering acres of open heathland, woodland walks and cycling trails right on the doorstep. Woking town centre, with its extensive shopping, dining and leisure facilities, is within comfortable walking distance, as is Woking mainline railway station, offering fast and frequent services into London Waterloo in around 24 minutes — making this an excellent option for commuters.

Families are well served by highly regarded local schools, including The Horsell Village School and Horsell CofE Aided Junior School, both rated 'Good' by Ofsted and within easy reach, along with Woking High School for secondary education. St Dunstan's Catholic Primary School in Woking is also well regarded, though places can be competitive.

The Old Barn is a rare opportunity to acquire a genuine character property in one of Horsell's finest settings, available for the first time in over 40 years and offered with no onward chain. Full of charm, brimming with untapped potential in that impressive loft space, and superbly located for village life, open common land, and excellent commuter links into London — an early viewing is highly recommended.

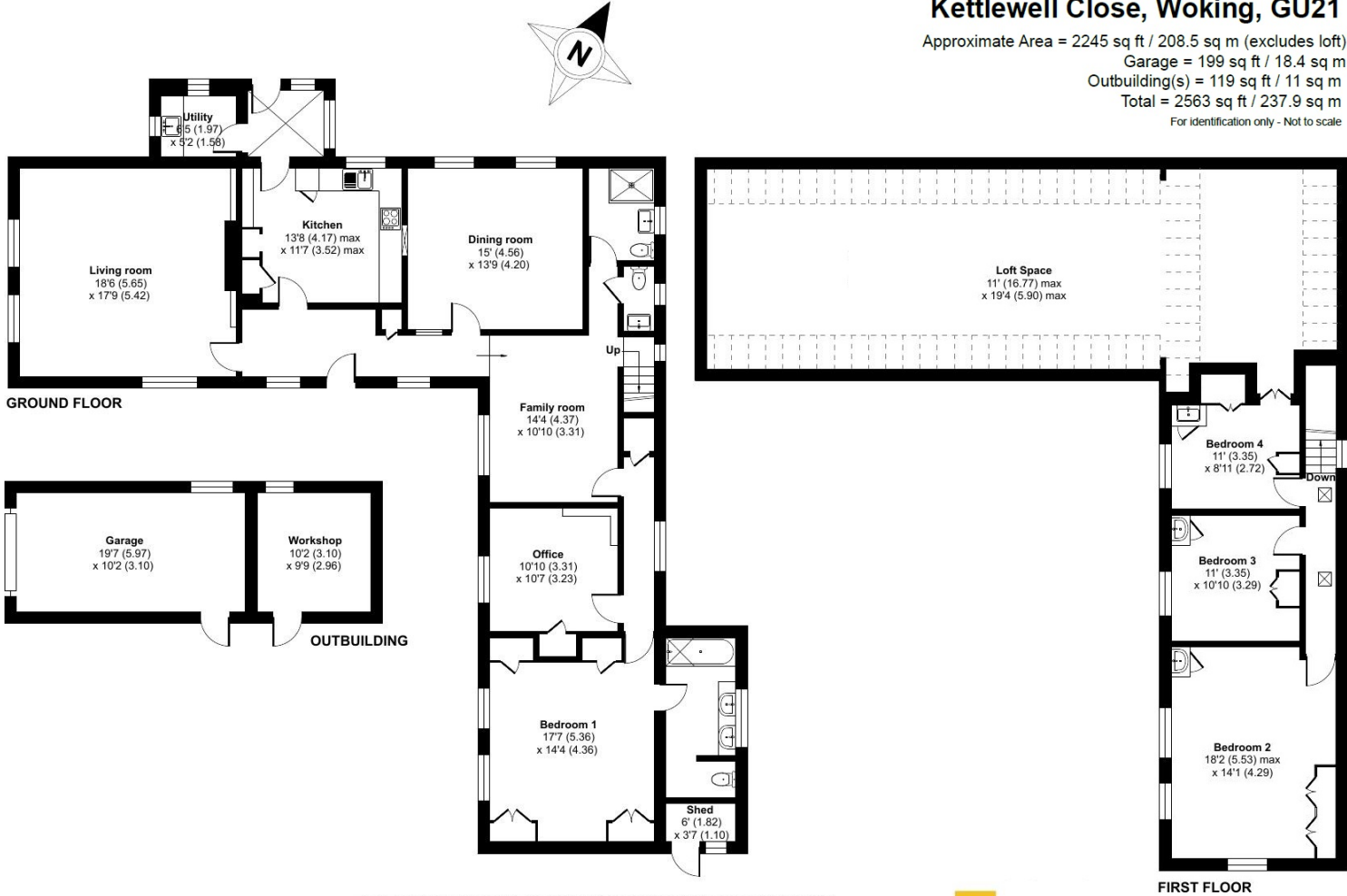






Kettlewell Close, Woking, GU21

Approximate Area = 2245 sq ft / 208.5 sq m (excludes loft)  
Garage = 199 sq ft / 18.4 sq m  
Outbuilding(s) = 119 sq ft / 11 sq m  
Total = 2563 sq ft / 237.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2026. Produced for Seymours Estate Agents, REF: 1510232



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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