



Little Orchard | Horsell | Surrey | GU21 4HG



Little Orchard, Horsell, Surrey, GU21 4HG

Tucked away within the highly regarded Little Orchard, a private road comprising just a small collection of individual homes, this attractive four-bedroom detached family residence occupies a delightful plot in one of Horsell's most desirable residential settings. Offering excellent scope for modernisation and extension (subject to the usual planning permissions), the property presents a rare opportunity to create a superb long-term family home.

The location is a particular highlight. Horsell Common is just a short stroll away, providing acres of beautiful heathland and woodland to explore, whilst Horsell Village offers an excellent selection of independent shops, cafés, pubs and everyday amenities. Woking town centre and mainline station are within walking distance, providing fast and frequent rail services into London Waterloo in approximately 25 minutes, making this an ideal choice for commuters.

Internally, the property has been lovingly cared for over many years and is presented in clean, well-maintained condition throughout. Whilst buyers may wish to update certain aspects to suit modern tastes, the house offers generous and flexible accommodation that is perfectly suited to family life. The ground floor comprises a spacious dual-aspect sitting room overlooking the rear garden, a separate dining room ideal for entertaining, a generous study that could also serve as a playroom or home office, a fitted kitchen, utility room and downstairs cloakroom.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, along with a family bathroom serving the remaining bedrooms. The layout provides excellent space for growing families, with further potential to reconfigure or extend if desired, subject to the necessary consents.

Outside, the property enjoys a mature and beautifully established rear garden, offering a high degree of privacy and a wonderful setting for relaxing or entertaining. The generous lawn is bordered by mature hedging and established planting, while a paved terrace provides the perfect space for outdoor dining during the warmer months.

To the front, a substantial driveway provides ample off-road parking and leads to an integral garage with roller door, offering excellent storage, workshop space or potential for conversion into additional accommodation, subject to the usual planning permissions.

Properties within Little Orchard are seldom available, particularly those offering such tremendous potential in this highly sought-after Horsell location. Having been carefully maintained by the current owners, this is an exceptional opportunity to purchase a much-loved family home and create a property tailored to your own style, all within one of the area's most desirable private roads.









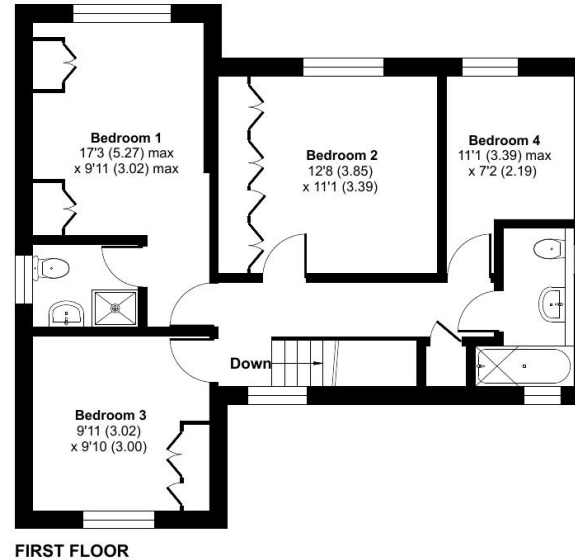
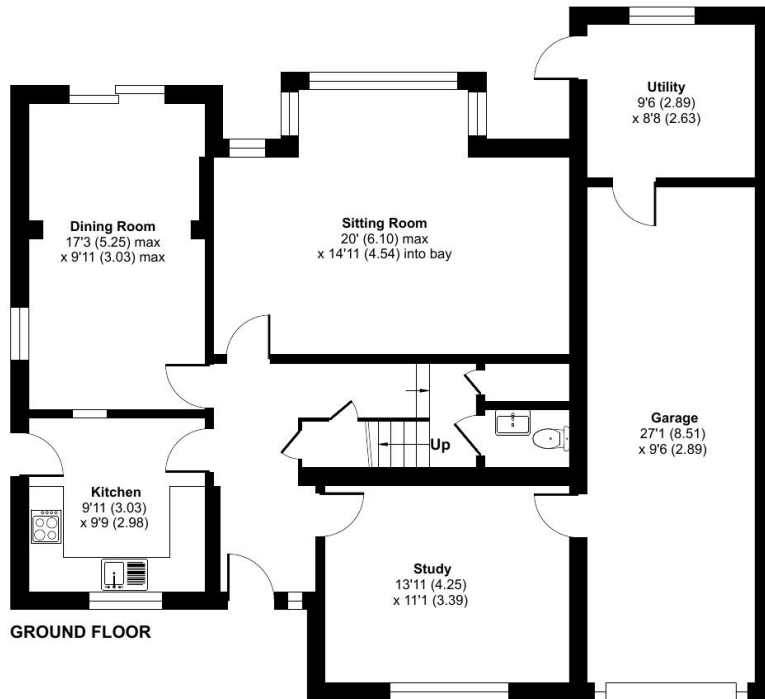
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Approximate Area = 1239 sq ft / 115.1 sq m

Garage = 631 sq ft / 58.6 sq m

Total = 1870 sq ft / 173.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: 1500296





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