



South Road | Horsell | Surrey | GU21 4JN



South Road, Horsell, Surrey, GU21 4JN

A rare opportunity to acquire a three bedroom detached home occupying a particularly generous plot on South Road, directly opposite Horsell Common. Having remained within the same family for over 70 years, the property now offers an exciting opportunity for a new owner to modernise, extend and create a superb long-term family home in one of Horsell's most sought-after settings, subject to the usual planning permissions.

The existing accommodation provides an excellent starting point. To the front is a good-sized living room with a bay window, while a separate dining room sits to the rear with doors opening onto the garden. The kitchen also overlooks the rear, with the ground floor layout offering considerable potential to reconfigure and potentially open up or extend to create a larger kitchen/dining/family space. There is also a downstairs WC.

Upstairs are three bedrooms together with a family bathroom and separate WC. The house requires refurbishment throughout, but its traditional layout, detached position and generous plot provide enormous scope for buyers looking for a property they can put their own stamp on.

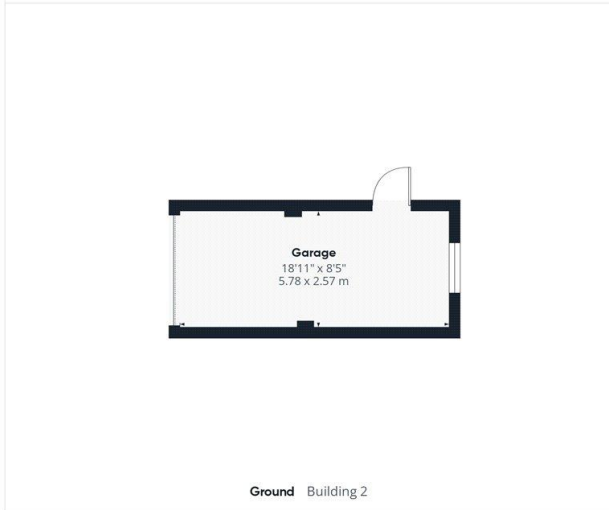
The outside space is a particular feature. Set well back from the road, the house has a substantial frontage providing ample off-street parking, with a driveway continuing alongside the property. To the rear is an exceptionally generous garden which offers a wonderful sense of space and provides significant potential for extending the existing house while still retaining an excellent family garden, subject to planning.

There is also a detached garage, providing further parking, storage or potential for alternative use.

South Road is one of Horsell's most desirable residential locations, with Horsell Common quite literally opposite the property and the village centre within easy reach. Woking town centre and mainline station are also readily accessible, making the location ideal for those wanting the combination of green open space, village life and excellent commuter links.

With its detached position, substantial plot, excellent parking and considerable potential, this is a genuinely exciting opportunity to create a fantastic family home in a location where properties of this nature are increasingly difficult to find.





Approximate total area⁽¹⁾

1132 ft²
105.3 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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