



Anthony's | Horsell | Surrey | GU21 4YE



Anthonys, Horsell, Surrey, GU21 4YE

Set against the backdrop of Horsell Common and tucked away within a highly regarded private setting in Anthonys, Horsell, Woodend is an exceptional detached family home that has been comprehensively updated to provide beautifully balanced and versatile accommodation approaching 2,250 sq ft and arranged over three floors.

Set behind a generous gravel driveway, the property immediately offers a sense of space and privacy, with ample parking and a detached garage.

The ground floor has been thoughtfully designed with modern family living in mind. At its heart is a stunning open-plan kitchen/dining room, featuring a central island and an abundance of natural light, seamlessly flowing through to a separate family room.

This impressive space forms the true hub of the home, ideal for both everyday living and entertaining. A separate living room to the front provides a more formal reception space, complemented by a utility room and cloakroom.

The bedroom accommodation is arranged over the upper floors and offers excellent flexibility. The first floor provides three well-proportioned bedrooms served by a family bathroom, whilst the second floor has been converted to create two further generous double bedrooms, creating an ideal arrangement for larger families or those seeking dedicated guest or work-from-home space.

Externally, the rear garden is a particular highlight, offering a substantial lawn bordered by mature trees, creating a high degree of seclusion. A paved terrace provides the perfect setting for outdoor dining, while a detached garden room/home office adds further versatility. Additionally, there is the benefit of a detached garage and log cabin.

Exiting to the rear, you immediately step onto Horsell Common a 355 hectre open common space, filled with walks and bridle paths.

Anthonys remains one of Horsell's most desirable addresses, combining a peaceful, semi-rural feel with convenient access to Horsell village, highly regarded local schools and Woking town centre with its fast mainline service to London Waterloo.









Second Floor
Approx. 42.1 sq. metres (452.7 sq. feet)



Home Office/Garden Room
Approx. 15.4 sq. metres (166.3 sq. feet)



Total area: approx. 208.7 sq. metres (2246.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



6 The Square, Lightwater, Surrey, GU18 5SS
01276535451 sales@seymours-lightwater.co.uk
www.seymours-estates.co.uk