



BEECHWAYS

CASTLE ROAD • HORSELL

The drive alone tells you to slow down. A long sweep of gravel runs the full width of the plot, framed by lawn on one side and a red tile-hung gable rising above twin garages on the other, solar panels catching the light along the roofline.

Beechways has been extended and reworked with real intent rather than ticking boxes, and what's behind that wooden front door is a house built for a family that entertains as readily as it retreats — six bedrooms and just under 3,750 sq ft including the double garage, arranged so that everyone, at any age, has somewhere that feels like theirs.

Room to come together, and room to disappear

Step through the door and the hallway sets the tone immediately — sage-panelled walls, a turning staircase, and the kind of proportions that suggest this isn't a house that's been squeezed for space. To one side, a snug sitting room does quiet evenings properly, with bespoke display shelving and glazed doors folding back to the garden when the weather allows.

Beyond it, a formal dining room seats six comfortably beneath a row of pendant lights, and at the far end of the ground floor a genuine cinema room — over 32ft long — gives the house something most don't bother to keep: a space with one single job, done properly, away from the rest of the noise.

The room everyone ends up in

The kitchen, dining and living room runs to 36ft, and it's the kind of open-plan space that earns the description rather than just claiming it. A long stone-topped island anchors the kitchen end, with integrated appliances and a statement extractor doing the heavy lifting, while the far end opens into a sitting area built around a fireplace and bespoke shelving, with full-width bi-fold doors pulling the garden into the room on warmer days.

It's a space that can hold a teenager's friends, a dinner party and someone quietly reading in the same evening without anyone getting under each other's feet.

Six bedrooms, properly spread out

The principal bedroom sits on the first floor with its own dressing room, alongside three further first-floor bedrooms sharing well-appointed bathrooms between them.

Up on the second floor, under restricted head height that gives the rooms real character rather than getting in the way, two further bedrooms make for a self-contained children's or guest wing — one with its own en suite bathroom lit by a pair of skylights, the bath positioned to catch the sky rather than the neighbours. It's a layout that lets a family spread out across three storeys without anyone feeling tucked away.

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OUTSIDE

The rear garden has been given proper thought rather than an afterthought. A full-width timber deck runs the length of the cedar-clad extension, wide enough for a dining table, sofas and a built-in pizza oven, with the bi-fold doors meaning the kitchen and the garden function as one space all summer.

Beyond the deck, a generous lawn runs back towards mature trees and hedging along the boundary, giving the kind of privacy that's increasingly hard to find this close to a town centre.

The double garage at the front handles the practical side of things, leaving the rest of the plot entirely for living in.

LOCATION

Castle Road sits within easy reach of Horsell's High Street, one of those village centres that has resisted becoming a parade of identikit chains — independent shops, a Co-op, an Italian coffee shop, and a choice of takeaways sit alongside four well-loved pubs, including the Red Lion and the Cricketers.

Horsell Common stretches out beyond the village, a mix of heathland and woodland that's become a genuine local institution for dog walks, cycling and horse riding, with Heather Farm café at one end for the walk to actually have a destination. History buffs will know the Common for another reason too — its Sandpits area is where H.G. Wells set the Martian landing in *The War of the Worlds*, a detail that gives the dog walk a bit more to talk about.

For schooling, The Horsell Village School serves the youngest children right in the heart of the village, with Woking High School — built on the site of the old Horsell High — taking pupils through their secondary years close by.

The wider area offers an unusually strong independent sector too, with Halstead St Andrew's in the village and Hoe Bridge/Greenfield just round the corner, both of which joining forces in recent years all within easy reach, alongside Surrey's grammar schools in Guildford for those weighing up the options further afield.

Woking town centre and its mainline station are a short drive — in many cases a walk — from Castle Road, with direct trains to London Waterloo in as little as 23–24 minutes at peak speed and a frequent service running throughout the day.

The M3 and A3 are both close by, putting Guildford, Heathrow and the wider motorway network firmly within reach without ever feeling like you've left the village behind.

It's the rare combination Horsell has always traded on — village life with a town centre at the end of the road, and a house behind that gate built to make the most of both.



Castle Road, Woking, GU21

Approximate Area = 3596 sq ft / 334.1 sq m (includes garage)

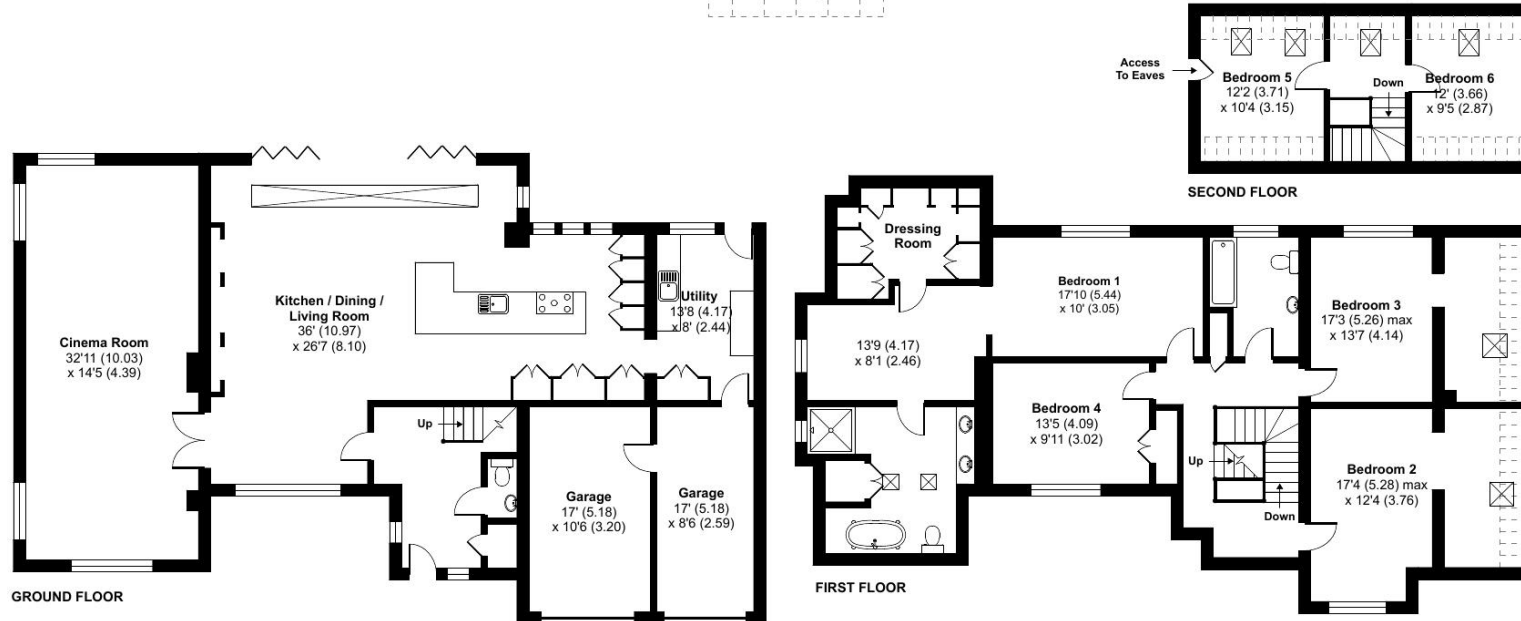
Limited Use Area(s) = 152 sq ft / 14.1 sq m

Total = 3748 sq ft / 348.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1233537





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