



The Grove | Horsell | Woking | GU21 4AF



The Grove, Horsell, Woking, GU21 4AF

Seymours are delighted to present this impressive character home, superbly positioned with Horsell Common virtually on the doorstep while remaining within easy walking distance of both Horsell Village and Woking town centre and mainline station.

The property combines the character and proportions of an older home with a stylish, contemporary finish throughout. The current owners have continued to improve the house, with the property recently repainted and updated to create a home that is ready for a new owner to move straight into.

A welcoming entrance hall sets the tone, while the main living/dining room is a particularly impressive space. Generous proportions allow clearly defined areas for both relaxing and dining, complemented by an attractive fireplace, bespoke fitted storage and a wonderful amount of natural light from the multiple windows.

The kitchen has been thoughtfully modernised with a comprehensive range of contemporary units, integrated appliances and extensive work surfaces. Large windows provide an attractive outlook and ensure the room feels exceptionally light.

The accommodation continues to impress with well-proportioned bedrooms, including a superb principal bedroom with extensive fitted wardrobes and additional space currently utilised as a home-working area. The family bathroom has also been updated to a high standard, with contemporary tiling, a bath with shower over and modern fittings.

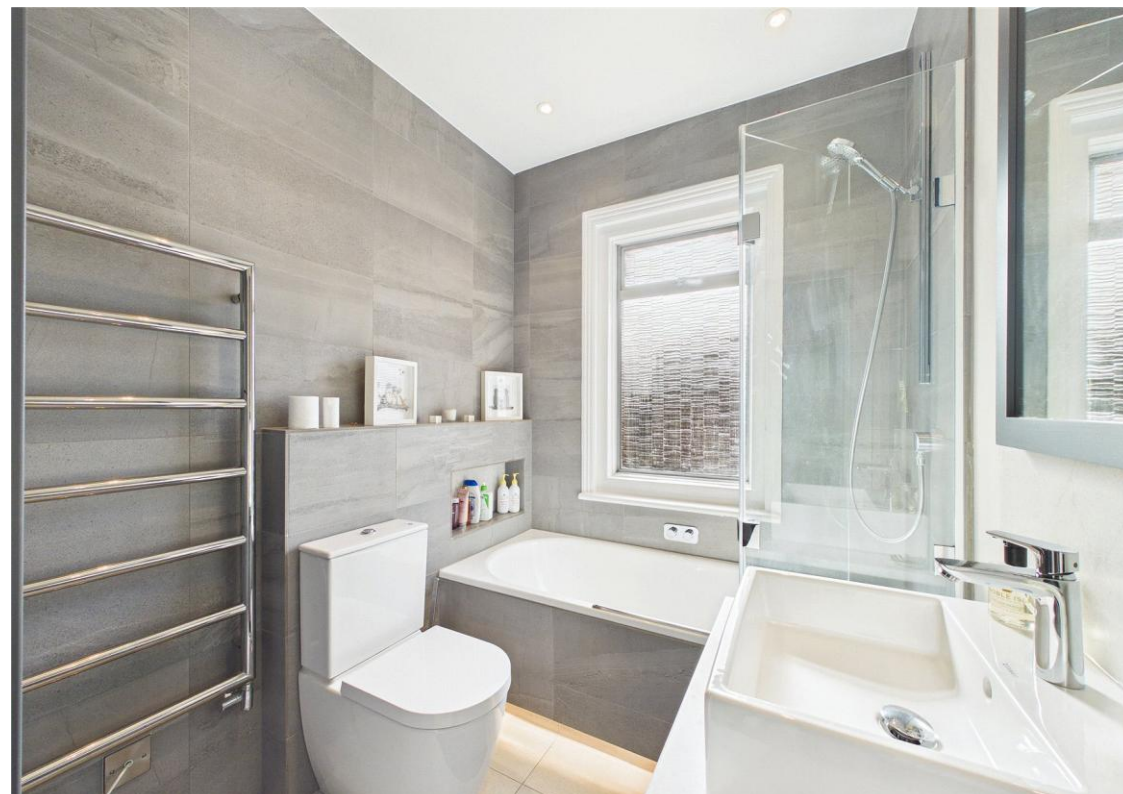
Outside, the garden provides an excellent extension of the living space. The owners have created a dedicated seating area, ideal for entertaining and enjoying the garden during the warmer months, while the lawn and established borders provide plenty of space for children.

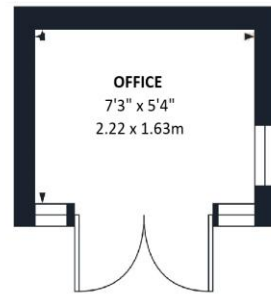
A further addition is the garden cabin, which benefits from full power and provides an ideal home office, studio or additional flexible space away from the main house – particularly useful for anyone working from home.

One of the property's biggest attractions is undoubtedly its location. Horsell Common is quite literally on the doorstep, providing acres of open space to enjoy. The addition of improved walkways makes it even more accessible throughout the year and particularly appealing for dog walkers, runners and families with children.

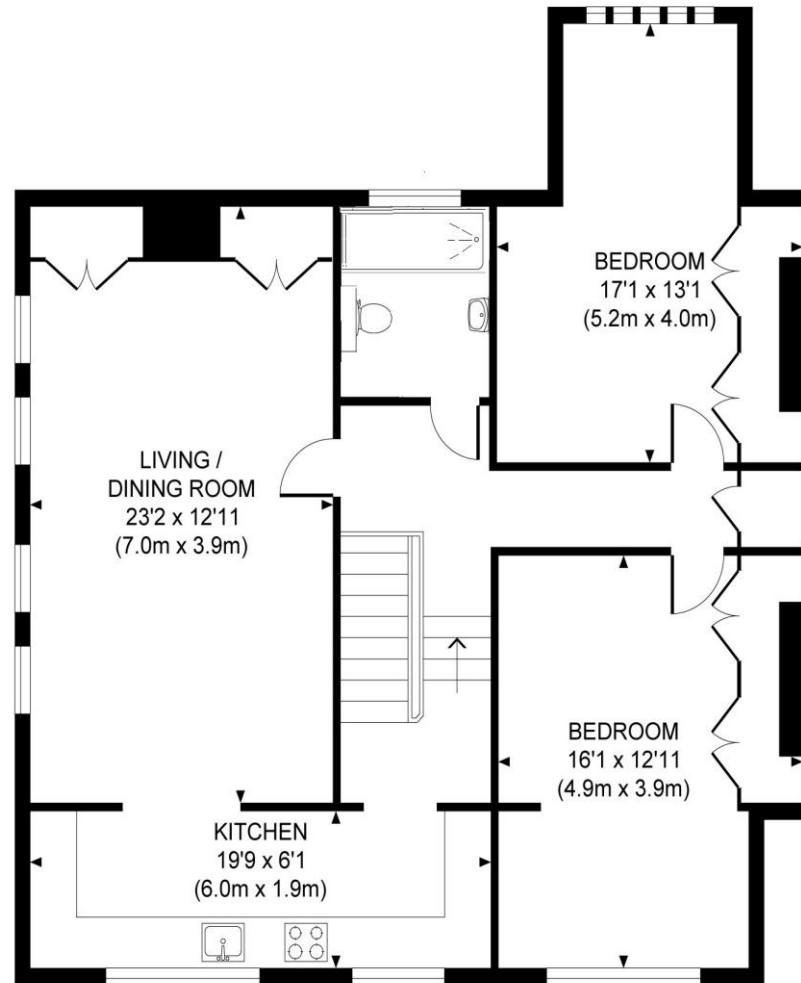
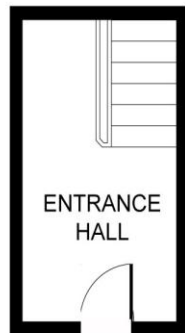
Despite the semi-rural feel afforded by having the Common so close, the property is exceptionally convenient. Horsell Village, with its independent shops, cafés, pubs and everyday amenities, is within easy reach, while Woking mainline station is also only a short walk away, providing frequent services into London Waterloo.

Combining character, beautifully presented accommodation, a garden with excellent entertaining space and home office, and one of Horsell's most convenient locations, this is a fantastic home for buyers wanting village life, access to the Common and excellent London connections.





Approximate Gross Internal Area
1126 sq ft / 104.6 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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