Well Lane | Woking | Surrey | GU21 4PA

Seymours

Well Lane, Woking, Surrey, GU21 4PA

Seymours are delighted to present this charming two-bedroom character home, ideally positioned on Well Lane in the heart of Horsell Village. Offering a wonderful combination of period features, beautifully presented accommodation and an exceptionally generous, mature rear garden, the property also presents exciting potential for further extension, subject to the necessary planning permissions.

The property immediately impresses with its attractive exterior and traditional character, whilst the gravelled driveway provides off-street parking for two vehicles. Internally, the accommodation has been well maintained and tastefully decorated, allowing a new owner to move straight in and enjoy the home without the need for significant improvements.

The ground floor offers two separate reception rooms, both enjoying an abundance of character. The cosy front living room features an attractive period-style fireplace, decorative cornicing and a large window allowing plenty of natural light to fill the room.

To the rear, the dining room provides an excellent space for entertaining, with French doors opening directly onto the garden terrace. An archway leads through to the fitted kitchen, which offers a good range of storage cupboards and worktop space, with a separate utility area and downstairs WC completing the ground floor accommodation.

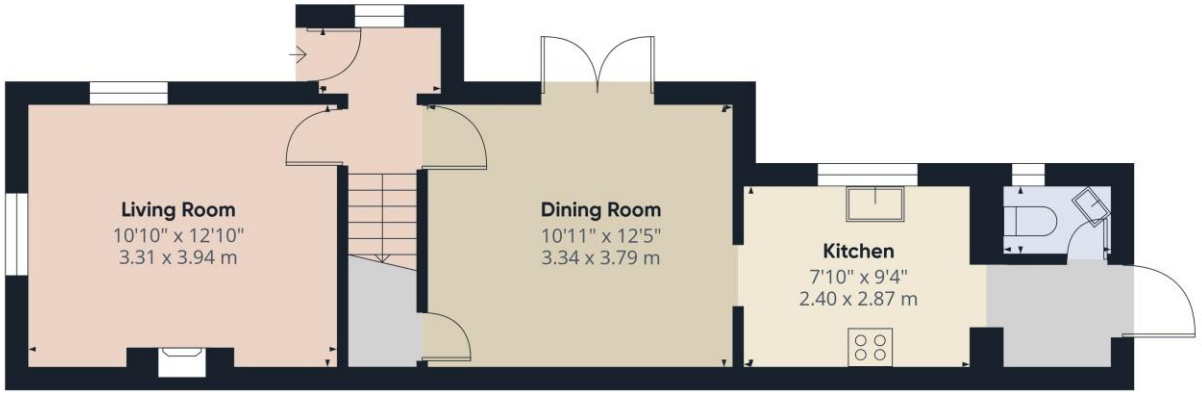
Upstairs, there are two generously proportioned double bedrooms, both beautifully presented and retaining the charm associated with a property of this style. The family bathroom is another particularly attractive feature, complete with a traditional freestanding roll-top bath, period-style fittings and a separate shower.

One of the real highlights of this home is undoubtedly the impressive rear garden. Exceptionally generous in length and enjoying a wonderful degree of privacy, the garden has been lovingly established over the years and is filled with mature trees, shrubs and colourful planting. A paved terrace immediately adjoining the house provides the perfect setting for outdoor dining and entertaining, whilst the extensive lawn extends towards the rear, creating a peaceful and secluded retreat.

For buyers looking to add further space, the property offers particularly exciting potential. The generous area to the side of the house presents an opportunity to explore a substantial side extension, potentially transforming the ground floor accommodation whilst retaining the character of the original home. Any such works would, of course, be subject to the necessary planning permissions and consents (STPP).

Well Lane is superbly positioned within easy reach of Horsell Village, with its excellent selection of independent shops, cafés, restaurants and popular public houses. Horsell Common is also close by, offering beautiful woodland walks and open green spaces, whilst Woking town centre and its mainline railway station provide excellent connections into London Waterloo.

Combining character, comfortable living accommodation, a fantastic mature garden and genuine scope to create something even more special, this is a wonderful opportunity to secure a charming home in one of Horsell's most convenient locations.



Ground

Floor 1

Approximate total area(1)

802 ft²

74.5 m²

(1) Excluding balconies and terraces

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

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