

LUCAS GREEN MANOR

WEST END • WOKING • SURREY





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West End 0.5 miles
Woking 6 miles (London Waterloo 27 minutes)
Guildford 8.5 miles (London Waterloo 37 minutes)
London 38 miles
(All distances and times are approximate)

A stunning Grade II listed manor house full of charm and character set within 24 acres

Reception Hall/Sitting Room • Drawing Room • Dining Room • Kitchen
Breakfast Room • Family Room • Utility Room • Study

Master Bedroom Suite • Guest Bedroom Suite
Three Further Bedrooms • Family Bathroom • Separate Shower Room

Large Barn/Games Room
Double Carport • Double Garage • Large Outbuilding/Store • Garden Store
Outdoor Swimming Pool • Beautiful Gardens and Grounds

In all about 24 acres (9.71 hectares)

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Your attention is drawn to the Important Notice on the last page of the brochure.







Situation

Ideally located equal distance to both Bisley and West End villages (approx. 1.3 miles) with their local shops and amenities including a Post Office, Public House, restaurant, bakery, butcher and M&S petrol station.

Lucas Green Manor

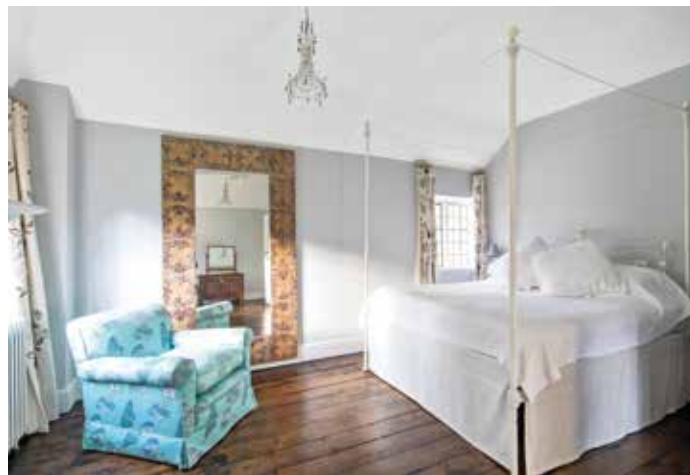
A 16th Century Grade II listed manor house with later extensions and outbuildings, comprehensively refurbished for modern living with exposed timber work and fine examples of English joinery. The property is set in landscaped gardens extending to circa 24 acres on the outskirts of West End village, Woking.

Upon entry is a stunning sitting room hall with quarry tile flooring and inglenook fireplace. There is a drawing room with a large bay window with double doors leading to the gardens. The dining room is full of character and again has a large inglenook fireplace. There are doors leading to the outside covered porch way which leads through to the entertainment barn with flagstone floor and under floor heating. Internally the dining room also leads through into the study. The kitchen has steps up to the breakfast area with a range of storage cupboards and a walk in larder with sink. At the back of the property is a family room with fireplace, utility room, shower room and doors to the garden which lends itself as a studio annexe.

To the first floor is a vast master bedroom with vaulted ceiling, bay window and en suite bathroom. There is another guest bedroom with en suite bathroom, three further bedrooms and family bathroom along with a separate shower room.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

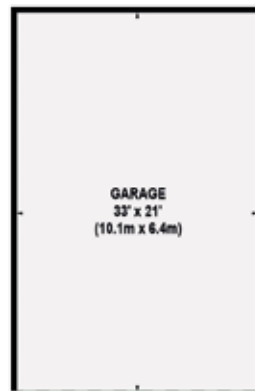
Approximate Gross Internal Floor Area

Main house: 4495 sq ft / 418 sq m

Outbuildings: 2562 sq ft / 238 sq m



Not shown in actual location/orientation



Not shown in actual location/orientation



Not shown in actual location/orientation

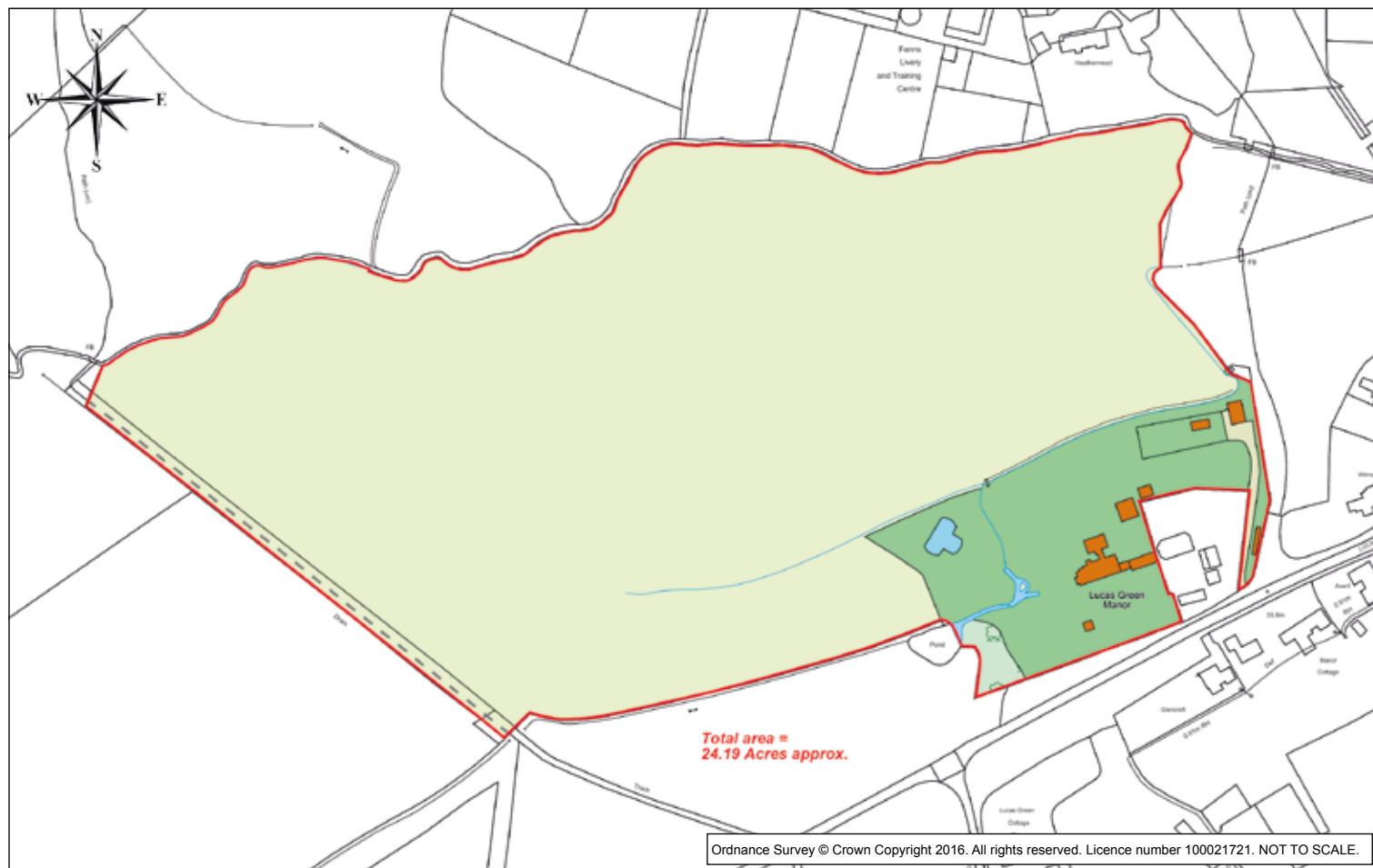


Gardens and Grounds

Approached via carriage driveway with remotely operated gates, you'll find extensive grounds and an outdoor swimming pool. There is a well-established walled vegetable garden, timber framed barn style open parking and a grand decked terrace across the rear of the property.

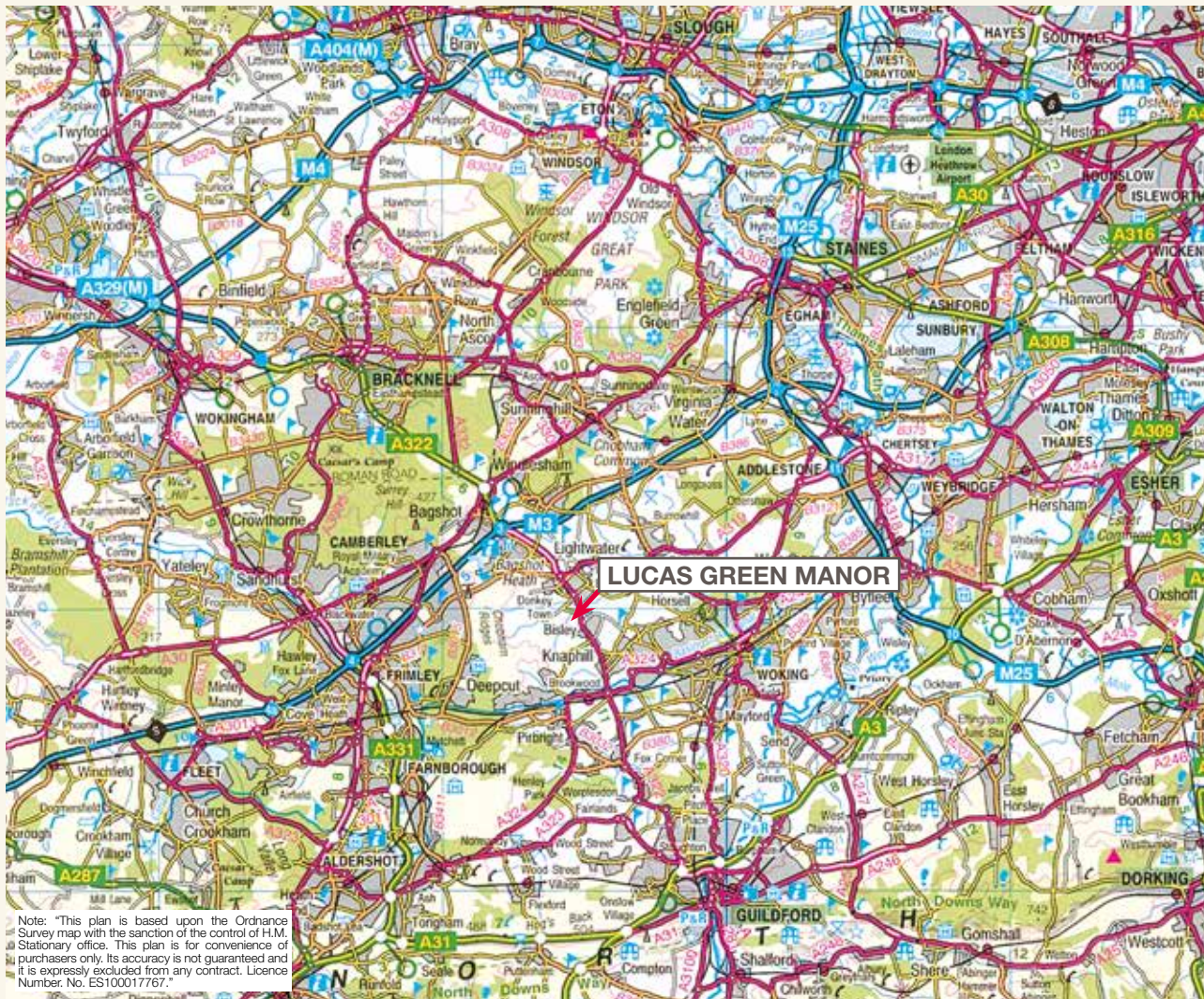
The extensive lawns have a variety of mature planted beds, borders, hedge and topiary, a stunning stone feature seating area with attractive elevations. There is a substantial heated swimming pool with terracing and barbeque area. There is a terrace adjacent to the pond, further fields and formal gardens.

The drive through courtyard with 'threshing' gates, provides access to the garaging and further parking. There is also a workshop and garden store.



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Local Authority

Surrey Heath Borough Council
Tel: 0300 050 1501

Services

The owner has informed us that the property benefits from mains electricity, water, drainage and gas central heating.

Fixtures and Fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (Postcode GU24 9LY)

From the M3 proceed along the motorway until your reach junction 3. Take the exit to the A322 towards Woking. At the roundabout take the first exit to stay on A322. Go straight over the next roundabout and after 0.7 miles take the 3rd exit on the roundabout onto Kerria Way. Take the first left onto Lucas Green Road and follow this road for approximately 0.3 miles. Lucas Green Manor will be found on your right house side. If you pass Ford Road you have gone too far.

Viewing

All viewings are strictly by appointment with the agent.

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