



4 Woodlands

Pirbright Road | | Guildford | GU3 2HT

Offers In Excess Of £700,000 Leasehold

Waterfords W
Residential Sales & Lettings

4 Woodlands

Pirbright Road |

Guildford | GU3 2HT

Offers In Excess Of £700,000

A unique 4-bedroom wing of a country house arranged over 3 storeys, situated in beautiful, wooded grounds.

- Wing of a Country House
- Application in Process for Share of Freehold
- 4 Double Bedrooms
- 3 Bathrooms
- Gated Development
- Stunning Views
- Double Garage
- Council Tax Band: F

DESCRIPTION

The owners are currently in process for applying for share of freehold.

This country house has been converted into 5 stunning family homes in 2011 and offers exceptional family living and absolutely stunning surrounds. As you enter the property you are greeted by an entrance hall with a large downstairs toilet off to the right-hand side. As you walk through you will find the living room with French doors overlooking the patio area and grounds. Following through you are



WING OF A COUNTRY HOUSE

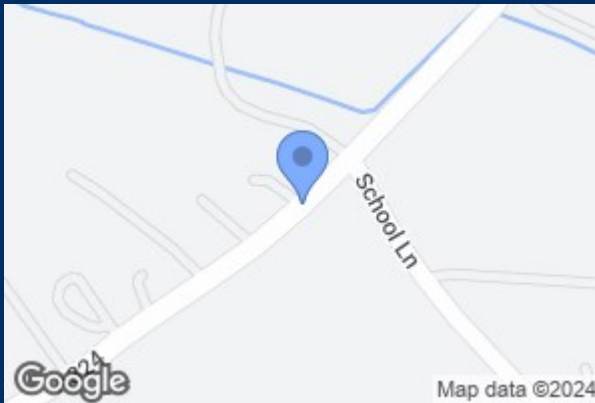


greeted by a bright and airy kitchen / dining room with a separate utility room all providing stunning views of the surrounding areas. Taking to the first floor via a unique spiral staircase you will find 3 large double bedrooms with an en-suite bathroom to bedroom 2 and a large family bathroom. As you head up the spiral staircase to the top floor you will find the master bedroom suite with en-suite bathroom, dressing room, and balcony overlooking the gardens. This is a truly exceptional one-of-a-kind property that Waterfords are delighted to represent, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

The property is situated in approximately 2 acres of stunning land surrounded by nature and woodlands. Approached by a long and sweeping driveway the property benefits from having parking and a double garage. There is a patio area surrounding the property with large gardens. The property backs onto Ash Ranges and Normandy Hill providing excellent walking routes.

This is a truly amazing location located next door to Ash Ranges and Newlands Hill with acres and acres of open heathland perfectly suited for the outdoors couple or family. Just a short drive away is Wyke Primary school.

The property is perfectly suited for commuters with Ash and Brookwood train stations just a short drive away providing excellent routes into London. Guildford High Street is a short drive away providing an abundance of shops and restaurants.



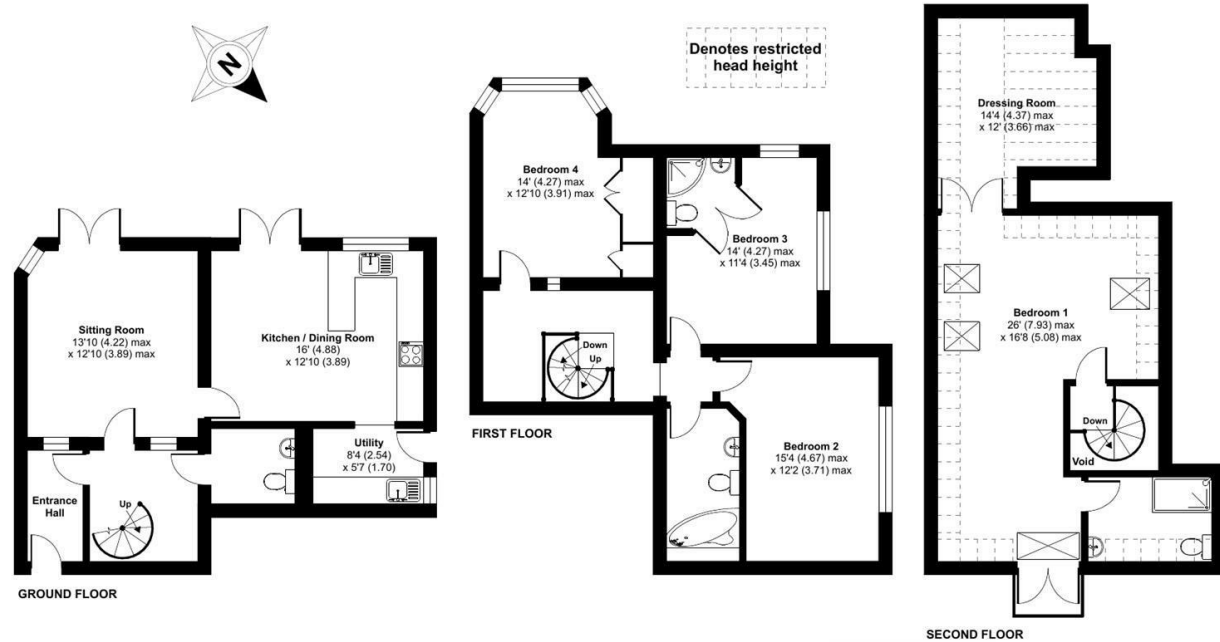
Woodlands, Pirbright Road, Guildford, GU3

Approximate Area = 1715 sq ft / 159.3 sq m

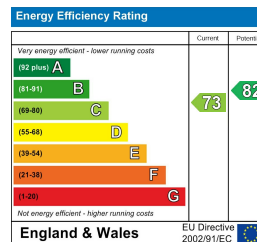
Limited Use Area(s) = 204 sq ft / 19 sq m

Total = 1919 sq ft / 178.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Waterfords. REF: 987381



32 High Street
Chobham
Surrey
GU24 8AA
01276 858589

chobham@waterfords.co.uk