



Meadowside, Chapel Lane, Pirbright, Woking, Surrey, GU24 0JY



**MEADOWSIDE, CHAPEL LANE,
PIRBRIGHT, WOKING, SURREY, GU24 0JY**

MODERN DETACHED FAMILY
HOME

FOUR BEDROOMS

KITCHEN/BREAKFAST ROOM

DOUBLE GARAGE AND
DRIVEWAY

EASY ACCESS TO
BROOKWOOD STATION

WELL BALANCED
ACCOMMODATION

TWO RECEPTION ROOMS

EN-SUITE AND FAMILY
BATHROOM

CLOSE TO PIRBRIGHT VILLAGE
GREEN

EPC: D



This four-bedroom family home offers modern and well proportioned accommodation plus double garage. It is located in the sought-after village of Pirbright and nearby to Brookwood railway station.

THE PROPERTY

A modern family home offering in excess of 2,100 sqft of well balanced accommodation with the benefit of a double garage and driveway parking to accommodate multiple vehicles. The property enjoys a peaceful residential setting in a lane of similar established homes, just a short stroll to the village centre and picturesque green.

Accommodation comprises: entrance hallway with under stair storage cupboard; downstairs W.C; study with wood flooring; living room featuring wood burning stove, wood flooring and doors to rear garden; kitchen/diner fitted with a range of white units and contrasting granite worktops, stone tiled flooring and underfloor heating; utility room; family room with stone tiled flooring, underfloor heating and doors to rear garden; and downstairs shower room with sauna. Upstairs, principle bedroom with a range of fitted wardrobes and en-suite bathroom comprising bath, shower cubicle, W.C., and tiled splashback areas; there are three further bedrooms, each have fitted wardrobes/cupboards; family bathroom comprising P-shaped bath with shower above, basin with vanity unit under, W.C., heated towel rail and tiled splashback areas.



THE GROUNDS

To the front of the property, there is a paved driveway allowing off-road parking for multiple vehicles. This is flanked by areas laid to lawn with a flower bed and hedged perimeter. There is a detached double garage. The rear garden has an expansive sun terrace, ideal for al-fresco dining and entertaining. The remainder is laid to lawn with hedged perimeter and established trees providing a good degree of seclusion, backing onto rural setting not overlooked.

SITUATION

Pirbright village is well positioned for the nearby towns of Guildford and Woking; it has a village green, two local pubs (The White Hart & The Cricketers), Pirbright Village Primary School, GP surgery & chemist. The nearest railway station is close by in Brookwood, which has a frequent service to London Waterloo from approx. 30 minutes. Nearby towns of Guildford and Woking offer a comprehensive range of shopping, social, recreational and educational facilities. Both Cranleigh village and Godalming town centre are also close by. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 6 miles

WOKING | 5 miles

BROOKWOOD STATION | 1.5 miles

LONDON WATERLOO | from approx. 37 minutes by train (from Brookwood station)

HEATHROW AIRPORT | 21 miles

CENTRAL LONDON | 26 miles

Chapel Lane, Pirbright, Woking, GU24

Approximate Area = 2125 sq ft / 197.4 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Garage = 315 sq ft / 29.2 sq m
 Total = 2489 sq ft / 231.2 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

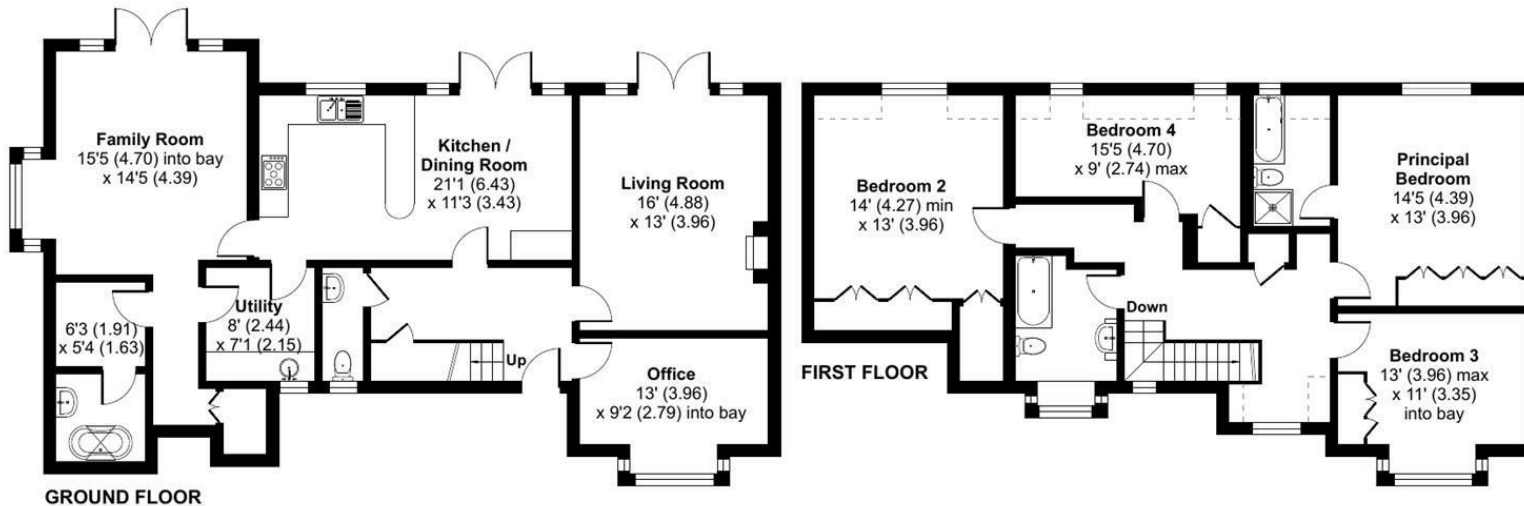
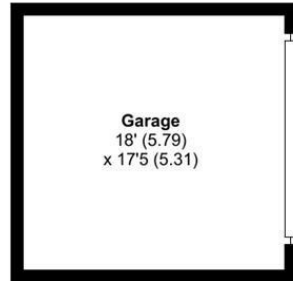
Guildford Borough Council

COUNCIL TAX

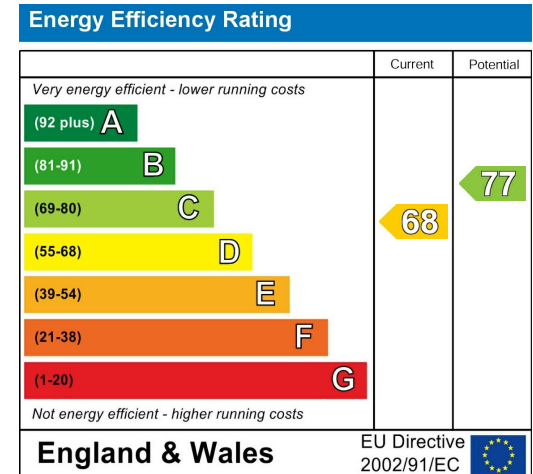
Band: G

SERVICES

All mains services connected



10th July 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Clarke Gammon. REF: 1147954

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DIRECTIONS

SAT NAV REF: (Post Code: GU24 0JY)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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