



1 Old Kiln Barn, Berry Lane, Worplesdon, Surrey, GU3 3QF

CLARKE  GAMMON

1 Old Kiln Barn

BERRY LANE, WORPLESDON, SURREY, GU3 3QF

1 Old Kiln Barn is a substantial and characterful barn conversion, originally converted in the 1980s and owned by the current family for the past 25 years. Situated on Berry Lane in Worplesdon, the property enjoys a peaceful rural setting, surrounded by open fields. It features attractive elevations under a traditional clay tile roof, combining rustic charm with modern comfort across more than 3,400 sq. ft of accommodation including outbuildings and a double garage.

The home is approached via a large gravel driveway to the side, providing ample parking and leading to a detached double garage at the rear. The garage is fully equipped with power and lighting and has a separate side door to the garden.

Inside, a central hallway connects the main living spaces and includes a cloakroom and staircase. The kitchen/breakfast room has been recently modernised with a two-tone shaker-style design in cream and light blue. It features Siemens appliances, an induction hob with extractor, two eye-level electric ovens, a plate warmer, wine chiller, and a central island. A stainless-steel sink and drainer enjoys views over the garden, and exposed brickwork adds to the character of the room. There is ample space to dine, and side access leads directly outside. Adjacent to the kitchen is a separate utility room housed in an outbuilding, which houses the boiler and also has space for white goods.

The dining room is positioned at the front of the property and features exposed woodwork and double doors opening into the generous living room. This impressive space includes exposed beams, brickwork accents, and a central brick fireplace flanked by windows, with french doors opening directly onto the patio.

On the first floor, the master bedroom suite is double aspect and includes integrated storage and a four-piece en-suite with a full-sized bath, walk-in shower, basin, and WC. Bedroom 2 is also double aspect and generously sized. Bedrooms 3 and 4 are both doubles, with Bedroom 4 currently used as a home office. These rooms are served by a modern three-piece shower room.

The second floor offers a fifth double bedroom, a galleried landing, and direct access to a large loft space, ideal for storage or potential further conversion (subject to planning).

The rear garden is private, peaceful, and beautifully established. Mainly laid to lawn, it is bordered by mature shrubs and planting that provide year-round interest and a high degree of seclusion. A paved path leads from the rear of the house to the garage, while a generous patio area outside the living room offers the perfect spot for outdoor dining and entertaining. With its north-westerly orientation, the garden enjoys long afternoon and evening sun, making it an ideal space for relaxing at the end of the day. The surrounding fields enhance the sense of tranquillity and connection to nature, creating a countryside retreat just moments from Guildford and Woking.

- Substantial and characterful barn conversion set in a peaceful rural location surrounded by open fields
- Over 3,400 sq. ft of versatile accommodation including five double bedrooms and generous living space
- Recently modernised kitchen/breakfast room with Siemens & Miele appliances, island, and garden views
- Impressive living room with exposed beams, brick fireplace, and French doors to the patio
- Private, mature rear garden with lawn, patio, and north-westerly aspect for afternoon and evening sun
- Detached double garage with power, lighting, and separate side door to the garden
- Excellent access to Guildford, Woking, and Worplesdon Station for London commuting
- EPC Rating: D

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Guildford Borough Council

Services: The property has private drainage, heating is via an oil fired boiler.









SITUATION

Berry Lane is a semi-rural lane set within the highly regarded village of Worplesdon, offering a peaceful countryside setting while remaining exceptionally well connected. The area is surrounded by open fields and woodland, providing a tranquil backdrop and access to scenic walks and bridleways. Despite its rural charm, Worplesdon benefits from excellent transport links, with both Guildford and Woking town centres just a short drive away, offering a wide range of shopping, dining, and leisure facilities. Worplesdon Station provides regular rail services to London Waterloo, making it ideal for commuters. The village itself has a strong sense of community, with a local pub, church, and access to reputable schools, both state and independent. Berry Lane is particularly sought-after for its blend of privacy, natural beauty, and proximity to key amenities.



DIRECTIONS

From Guildford town centre, head out of town on the A322, staying on the road for approximately 4 miles. After taking the 2nd exit at the Fox Corner roundabout, Berry Lane will be the next turning on your Right. Follow Berry Lane for about half a mile, where 1 Old Kiln Barn will be found on the left-hand side.

A spacious and stylish five-bedroom barn conversion in a peaceful rural setting on the edge of Worplesdon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Berry Lane, Worplesdon, Guildford, GU3

Approximate Area = 2723 sq ft / 252.9 sq m (excludes void)

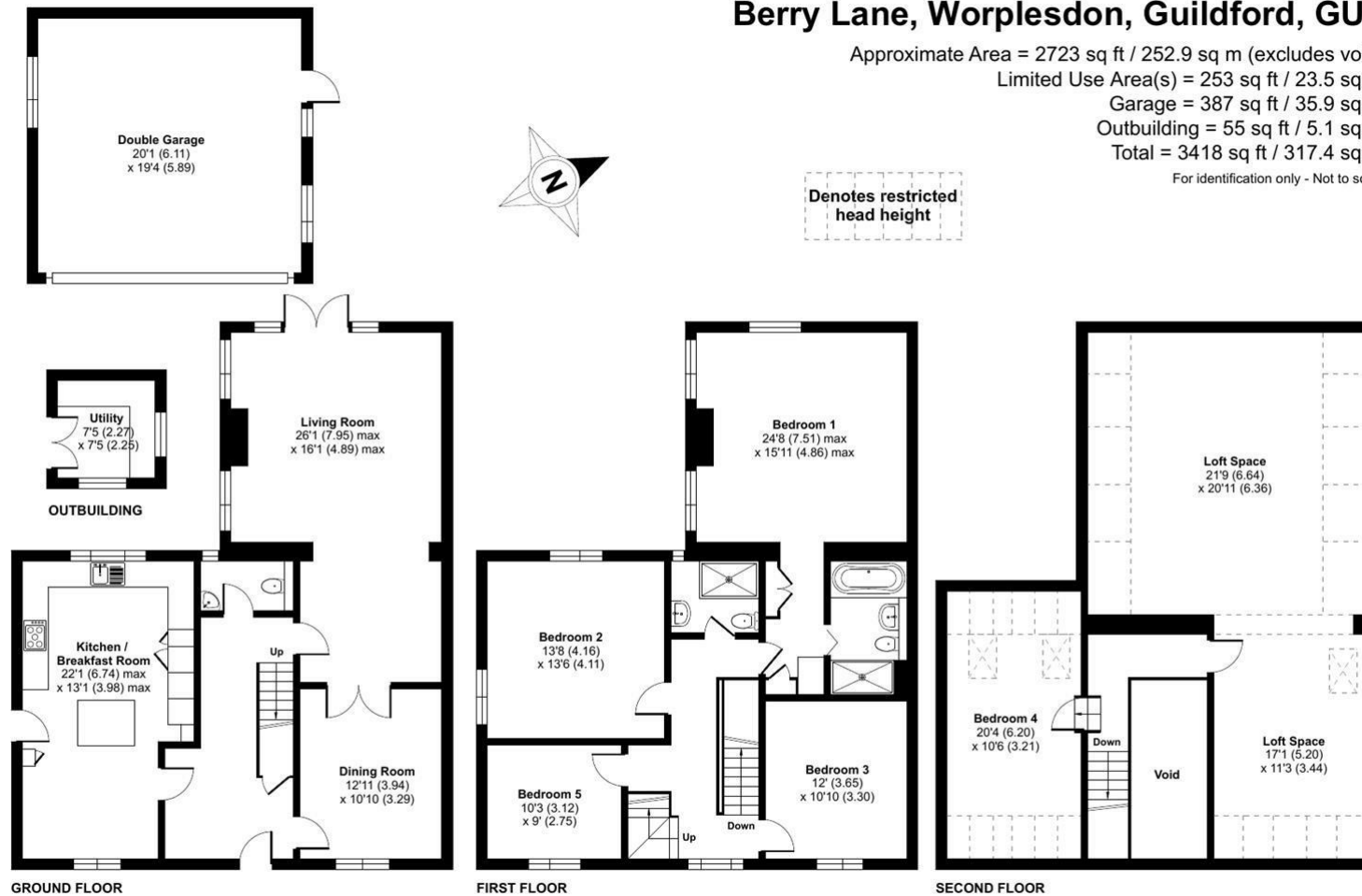
Limited Use Area(s) = 253 sq ft / 23.5 sq m

Garage = 387 sq ft / 35.9 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 3418 sq ft / 317.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1331689

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

MAYFAIR
OFFICE GROUP

CLARKE **C·G** GAMMON
1919