



'The Birches', Stanford Common, Pirbright, Woking, Surrey, GU24 0DG



'THE BIRCHES' STANFORD COMMON, PIRBRIGHT, WOKING, SURREY, GU24 0DG

RE-DEVELOPMENT
OPPORTUNITY (STTP)

ACCOMMODATION OF
APPROX. 2,500 SQFT

SUBSTANTIAL PLOT OF
APPROXIMATELY 0.89 ACRES

POPULAR PIRBRIGHT VILLAGE
LOCATION

NEAREST STATION AT
WORPLESON

DETACHED CHALET
BUNGALOW

REQUIRING IMPROVEMENT

OUTBUILDING AND STABLES

EASY ACCESS TO GUILDFORD
& WOKING

EPC: E



A detached four-bedroom property that now offers scope of re-development (subject to the necessary consents) or refurbishment in order to bring it up to habitable standards; all in a plot measuring approx. 0.89 acres with a range of outbuildings.

THE PROPERTY

This detached chalet-style property offers a superb refurbishment or re-development opportunity, subject to the necessary consents. Spanning approximately 2,500 sqft of accommodation, The Birches sits in an extensive garden and paddock plot of some 0.89 acres, extending down to a stream and includes a range of outbuildings including timber stables/studio.

Accommodation comprises: L-shaped entrance hall with under stairs storage cupboard; inner hallway with built-in storage cupboard; dining room; sitting room with open fireplace and sliding double patio doors to rear garden; kitchen fitted a range of units and granite work tops, built-in appliances including Dietrich double oven, hob with extractor fan above, tiled floor, window to rear; lean-to breakfast/utility room fitted with range of units, door to side and vinyl tiled floor; bedroom one with built-in cupboards; bedroom two, a double room with built-in cupboards; family bathroom comprising bath, basin and separate W.C. Upstairs, the principal bedroom being a double room with eaves storage cupboards and en-suite bathroom comprising bath, basin, W.C., heated towel rail, tiled walls and Velux window; bedroom four, a single room with built-in airing cupboard.



THE GROUNDS

There is a gravelled in and out driveway, flanked by mature hedgerows and with the driveway continuing to a timber single garage. To the rear, there is a sun terrace leading onto an area laid to overgrown lawn with mature plants and shrubs. There is a further area of garden/paddock land, which extends down to the stream and where there are a variety of detached outbuildings including a range of timber stables and a studio. In total, the plot extends to approx. 0.89 acres.

GUILDFORD | 6 miles

WOKING | 6 miles

WORPLESDON STATION | 3.4 miles

LONDON WATERLOO | from 34 minutes by train (from Worplesdon railway station)

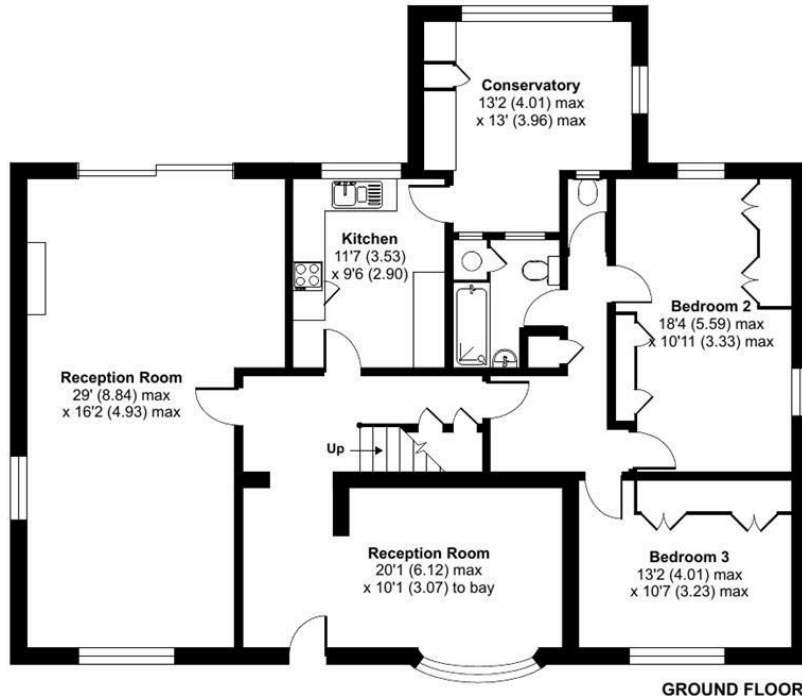
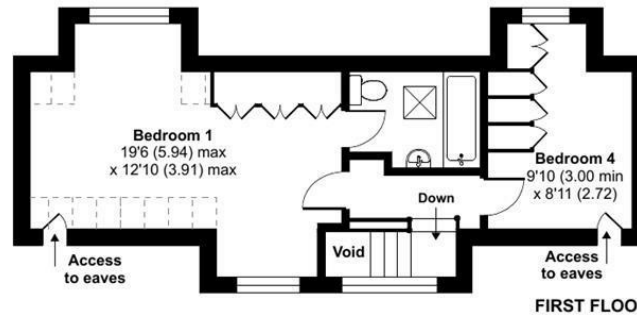
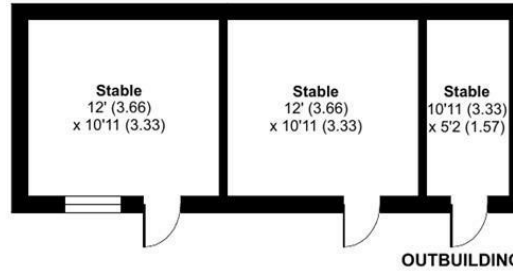
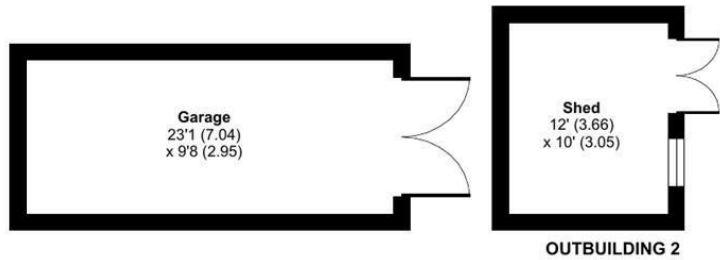
CENTRAL LONDON | 36 miles

HEATHROW AIRPORT | 20 miles

Stanford Common, Pirbright, Woking, GU24



Approximate Area = 1947 sq ft / 180.8 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Garage = 222 sq ft / 20.6 sq m
 Outbuilding = 451sq ft / 41.8 sq m
 Total = 2651 sq ft / 246.2 sq m



Denotes restricted head height

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: G

SERVICES

Mains water, electricity and drainage. Oil fired central heating via a boiler and radiators.

5th March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Clarke Gammon. REF: 1087175

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DIRECTIONS

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

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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