



Homes of Distinction



SUTTON GREEN

Pyle Hill, Sutton Green, Woking, Surrey, GU22 0SR

An outstanding country residence nestled on five acres with panoramic views.

An outstanding newly built Arts & Crafts influenced residence set on a fabulous plot of approximately 5 acres with the most incredible far reaching views over farmland. Situated in arguably Woking's finest private road within the highly sought after village of Sutton Green.

'South Paddock' has been built to an extremely high standard with features including an air purification system, bespoke Oak framed double glazed windows, burgundy stone floors with underfloor heating, a stunning curved grand staircase and a luxurious Thomas Ford Kitchen.

The accommodation is arranged over three floors, consisting of six en-suite bedrooms, which includes the principal bedroom with dressing room and balcony providing outstanding views.

The ground floor features a fabulous double aspect drawing room, open plan designer Thomas Ford kitchen, two further reception rooms, utility room, boot room and a baronial reception hall. Other features include a lift to all floors, laundry shoots and a high tech security system.

The property is offered to the market with NO ONWARD CHAIN.



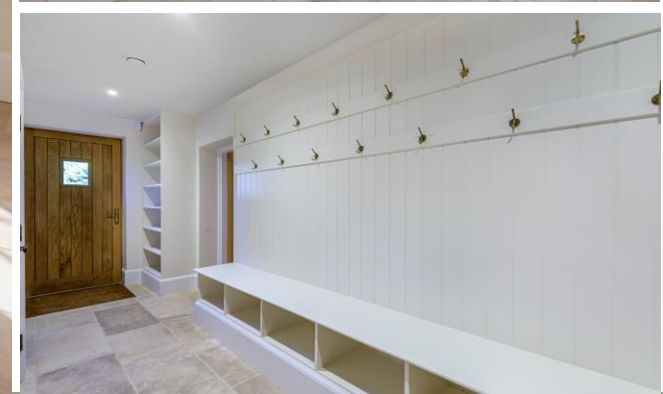
To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800







LOCATION

Sutton Green has a distinct country feel and is a rare find locally, feeling truly pastoral yet not remote and offers a popular public house, village hall, church, golf course and bus stop at both ends of Pyle Hill. An extensive range of shopping is found in Guildford around three miles away. Guildford High Street is known within Surrey for its attractive ancient cobbles and pretty shops under the backdrop of the local Downs. Both Woking and Guildford have excellent rail links to London with Woking being fastest within 25 minutes. Worplesdon Station is also within a short distance. The A3 trunk road can be accessed at Burpham around 1.5 miles away and gives a quick link to central London and both Heathrow and Gatwick Airports. The newly built Hoe Valley Secondary School is within close proximity. Within easy walking distance of the house, there is also the popular gastro pub, The Olive Tree.



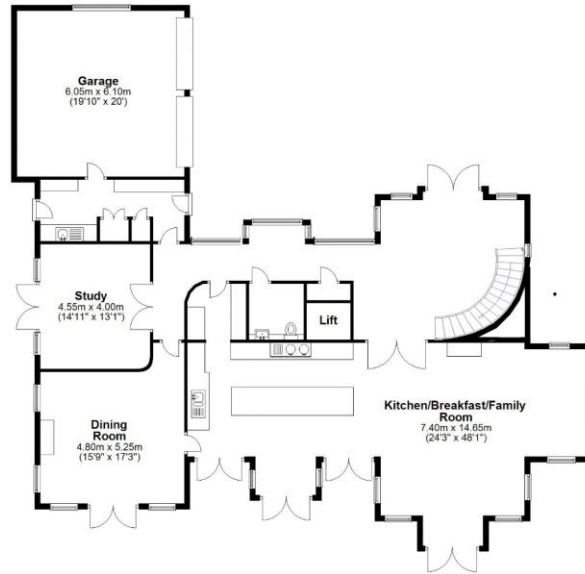


ACCOMMODATION & SPECIFICATION

- ❖ Brand New
- ❖ Six En-Suite Bedrooms
- ❖ Air Purification System
- ❖ Thomas Ford Designer Kitchen
- ❖ Approximately Five Acres
- ❖ Outstanding Views
- ❖ Arts & Crafts Style Residence
- ❖ Boot Room
- ❖ Extremely High Specification



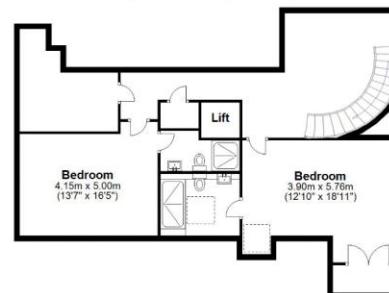
Ground Floor
Approx. 229.7 sq. metres (2472.7 sq. feet)



First Floor
Approx. 191.5 sq. metres (2060.7 sq. feet)



Second Floor
Approx. 97.3 sq. metres (1047.1 sq. feet)



Total area: approx. 518.5 sq. metres (5580.6 sq. feet)



Homes of Distinction

69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.