



Homes of Distinction



SUTTON GREEN

Pyle Hill, Sutton Green, Woking, Surrey, GU22

An exceptional period residence set within enchanting gardens backing onto Sutton Green Golf Course.

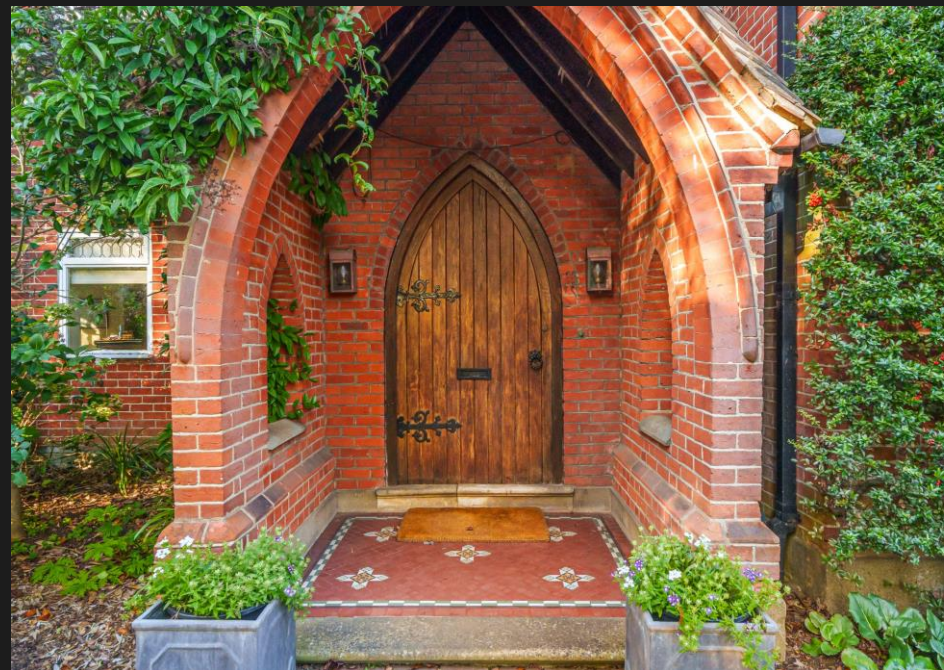
Nestled within one of Woking's most prestigious private roads, this exceptional property offers an unrivalled blend of natural beauty and grandeur. Conveniently situated within walking distance of Worplesdon Station, providing easy access to London and the surrounding areas, this residence is a testament to the perfect fusion of prime location and exceptional luxury.

Surrounded by picturesque gardens sprawling across an impressive 1.67 acres, this property enjoys a unique and privileged position, with Sutton Green Golf Course as its picturesque backdrop. The charm of this substantial period residence is immediately evident, with high ceilings, elegant fireplaces, and leaded light windows enhancing its character and timeless appeal. The main house, thoughtfully incorporating the garaging and an impressive indoor pool complex, offers a vast living space of approximately 8,648 square feet, providing ample room for the grandest of lifestyles.

Upon entering the property, you are greeted by an impressive reception hall that sets the tone for the estate's grandeur. The residence boasts a series of impressive reception rooms that effortlessly combine sophistication and comfort, providing an ideal space for both lavish entertaining and everyday family living. With seven generously proportioned bedrooms and six bathrooms, this home offers the perfect balance of space and privacy.

For those who appreciate the luxury of leisure and relaxation, an indoor pool complex beckons, offering a year-round escape within the comfort of your own home. As you venture outdoors, you'll discover the outstanding secluded gardens that encircle the property.

Council Tax Band H
EPC Rating D
Private Road Fund £250 PA



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

Nestled in the picturesque countryside, Sutton Green offers a unique and sought-after living experience with its charming rural atmosphere, while remaining conveniently connected to nearby amenities. With its delightful village hall, church, popular pub, and a golf course, residents can enjoy a range of recreational activities just steps away. The village is well-served by bus stops at both ends of Pyle Hill, ensuring convenient transportation. For extensive shopping options, the vibrant town of Guildford is a short distance of approximately three miles, where visitors can explore the historic cobbled streets, quaint shops, and stunning views of the local Downs. Both Woking and Guildford boast excellent rail links to London, with Woking providing the fastest commute time of approx 24 minutes. Additionally, Worplesdon Station is within walking distance, further enhancing accessibility. The nearby A3 trunk road, accessible at Burpham, provides quick and convenient access to central London, as well as both Heathrow and Gatwick Airports, making travel effortless. Families will also appreciate the proximity of the newly built Hoe Valley Secondary School, ensuring quality education options nearby. Further exceptional schools in both the private and public sectors include Lanesborough, Tormead, Guildford High School, The Royal Grammar School in the High Street and Boxgrove Primary School, as well as Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist. Sutton Green is a rare gem that combines a tranquil rural setting with convenient access to modern amenities, offering a truly idyllic lifestyle.





ACCOMMODATION & SPECIFICATION

- ❖ Substantial Period Residence
- ❖ Exquisite Gardens Of 1.67acres
- ❖ Arguably Woking's Finest Private Road
- ❖ Backing Onto Sutton Green Golf Course
- ❖ Impressive Reception Rooms
- ❖ Seven Bedrooms
- ❖ Six Bathrooms
- ❖ Extensive Garaging
- ❖ Walking Distance Of Worplesdon Station



Approximate Gross Internal Floor Area

803.4 sq m / 8648 sq ft

(Including Garage / Pool House / Pump Room / Workshop)

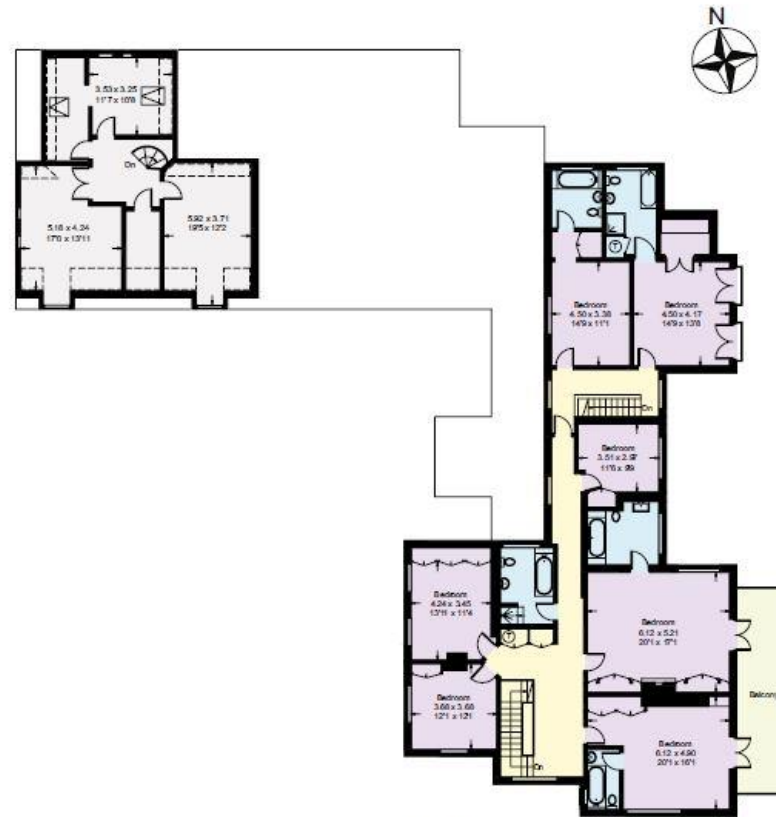
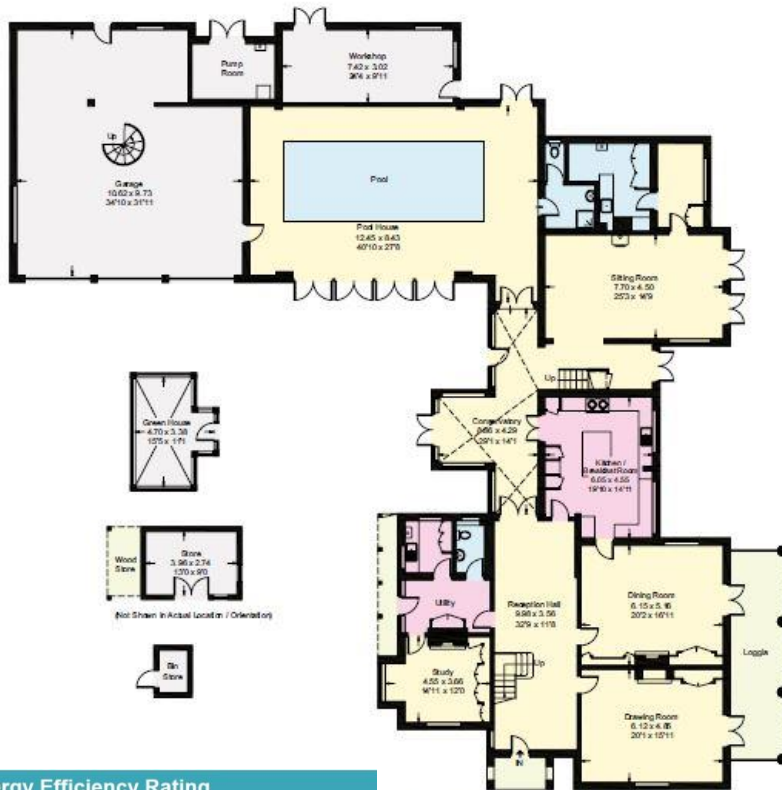
Outbuildings = 26.3 sq m / 283 sq ft

Total = 829.7 sq m / 8931 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

 = Reduced headroom below 1.5m / 5'0"

-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Outside



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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.