



*Homes of Distinction*



## BISLEY

Chatton Row, Bisley, Woking, Surrey, GU24 9AP

*Luxurious Open-Plan Living  
Set within a Tranquil Semi-Rural Retreat.*

Set within a generous 0.43-acre plot backing onto picturesque open fields, this beautifully presented 5/6-bedroom detached residence offers an exceptional blend of modern luxury and serene countryside living. Positioned in a peaceful location, the property has been meticulously extended and renovated throughout.

The heart of the home is the stunning open-plan kitchen and dining area, seamlessly designed for both family gatherings and entertaining, featuring a modern fitted kitchen, a spacious dining area, and an adjoining family room with an eye-catching feature wall of exposed brick. The versatile layout offers three reception rooms and up to six bedrooms, providing ample space for flexible family living.

The ground floor presents the option of three or four bedrooms, serviced by three stylish bath/shower rooms, while a substantial side extension provides a perfect opportunity for a sixth bedroom, games room, bar, or independent living quarters. Upstairs, two generously sized bedrooms, a dressing room, and a contemporary bath/shower room complete the accommodation.

The expansive, beautifully landscaped garden offers a tranquil retreat with far-reaching views, perfect for entertaining or peaceful relaxation. Outdoor features include a double garage at the end of a long, sweeping driveway, a large storage shed, and a detached garden office/studio, fully equipped with ultra-high-speed broadband, power, air conditioning, and heating - ideal for remote working.

Council Tax Band E

EPC Rating C

Tenure: Freehold



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

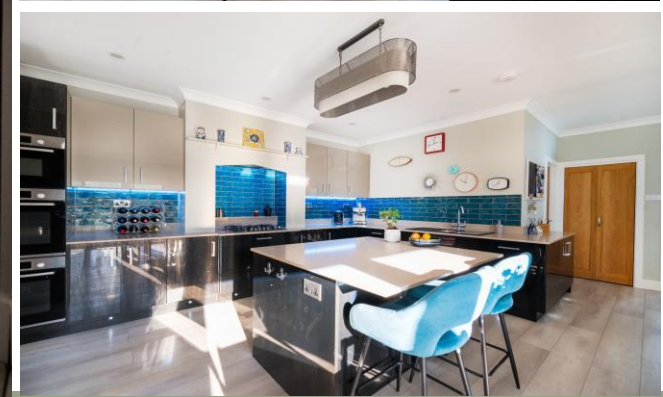
69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800









## LOCATION

Situated within easy reach of Bisley Village amenities, highly regarded schools, Bisley Common, and Brookwood Mainline Station, the property offers excellent connectivity to both Woking and Guildford, providing a wide range of shopping, dining, and entertainment options. The location ensures easy access to both Woking and Guildford, while the village itself features a primary school, with reputable secondary schools such as Gordon's in West End and Winston Churchill in St. Johns nearby. Everyday essentials are well catered for with a local Sainsbury's and a renowned continental butcher in the village, while a larger Sainsbury's superstore can be found in nearby Knaphill. Nature enthusiasts will appreciate the surrounding countryside, including Brentmoor Heath and Stafford Lake, offering acres of scenic common land for outdoor recreation.











## ACCOMMODATION & SPECIFICATION

- ❖ Detached Family Residence Set On Approximately 0.43 of An Acre
- ❖ Stunning Open Plan Kitchen/Dining Room
- ❖ Five/Six Bedrooms
- ❖ Four Bathrooms
- ❖ Beautifully Extended & Refurbished Throughout
- ❖ Backing Onto Open Fields (Green Belt)
- ❖ Easy Reach of Local Amenities, Excellent Schools, Bisley Common & Brookwood Mainline Station
- ❖ Double Garage, Garden Office, Storage & Flexible/Independent Living Accommodation



# Chatton Row, Bisley, Woking, GU24

Approximate Area = 2810 sq ft / 261 sq m

Limited Use Area(s) = 20 sq ft / 1.9 sq m

Garage = 408 sq ft / 37.9 sq m

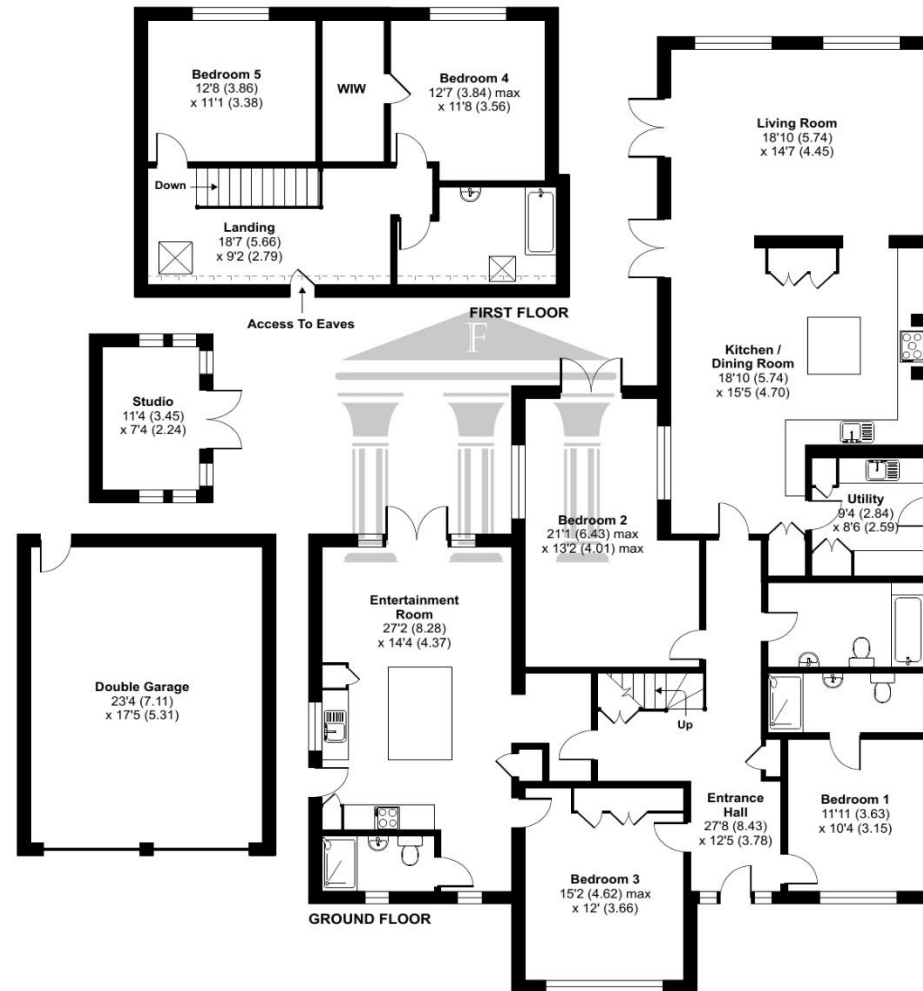
Studio = 83 sq ft / 7.7 sq m

Total = 3321 sq ft / 308.5 sq m

For identification only - Not to scale



Denotes restricted  
head height



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





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[www.foundationsofwoking.com](http://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.