



Homes of Distinction

WORPLESDON

Rickford, Worpleston, Guildford, Surrey, GU3 3PJ

A charming country cottage steeped in history, but sympathetically modernised for 21st Century living.

Fronting many acres of common land and backing directly on to open fields, 'Old Rickford' is set well back from the road amid glorious gardens. The main house, dating back to the 17th Century, is grade II listed and full of historic charm, and complemented by the addition of a stunning oak-framed kitchen/dining room with bi-fold doors opening out on to the patio and gardens.

There is a small boot room on entering 'Old Rickford', leading to a large, low-beamed reception hall. The double aspect sitting room features a much-used inglenook fireplace, and a third reception room would be ideal as a formal dining room, a home office or a fourth double bedroom, with a separate WC and a WC/shower room nearby. A utility room houses the washing machine, boiler and water softener.

Upstairs are three characterful double bedrooms and a bathroom, all featuring historic beams and wooden floors. The principal bedroom has a high, vaulted ceiling, an ancient door leads from the second bedroom to the third, but a second staircase gives the third bedroom independent access. In the bathroom, modern Roca fittings include a freestanding bath and a separate walk-in shower.

In recent years, the current owners have totally refurbished the original house, replacing all plumbing, wiring and heating, as well as adding the kitchen extension and Yorkstone terrace. The tiled roof was thoroughly overhauled earlier this year. The lovely south-facing 0.6 of an acre gardens also include a garden studio, ideal as a home office, two sheds and a greenhouse. Planning permission has been granted to replace the existing double length garage and carport area with a larger garage and studio.

Council Tax Band G

EPC Rating E



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

Worplesdon has a mainline station, making it the ideal country base for commuting to London, with a 30 minute journey time to Waterloo. Both Woking and Guildford are easily accessible for more frequent train services and for excellent shopping and recreational facilities. Local amenities include the village hall, church, a public house/hotel and a bakery. It is within easy reach of both the M3 and A3, giving excellent access to Heathrow and Gatwick airports. Open countryside plus Rickford and Whitmoor Commons make it a dog walkers' paradise.





ACCOMMODATION & SPECIFICATION

- ❖ Grade II Listed Cottage Dating Back To The 17th Century
- ❖ Two/Three Reception Rooms
- ❖ Modern Vaulted Kitchen/Dining Room Opening Onto Gardens
- ❖ Inglenook Open Fireplace
- ❖ Three/Four Double Bedrooms
- ❖ Bathroom With Freestanding Bath And Walk-In Shower
- ❖ Shower Room
- ❖ Downstairs WC
- ❖ Utility Room
- ❖ Well Insulated Garden Studio/Home Office
- ❖ Approximately 0.6 Acre Plot
- ❖ Fronting Many Acres Of Common Land And Backing Onto Open Fields
- ❖ Planning Permission Exists (22/P00183 Guildford BC) To Replace Existing Double Length Garage And Carport Area With Garage, Studio And Loft Space



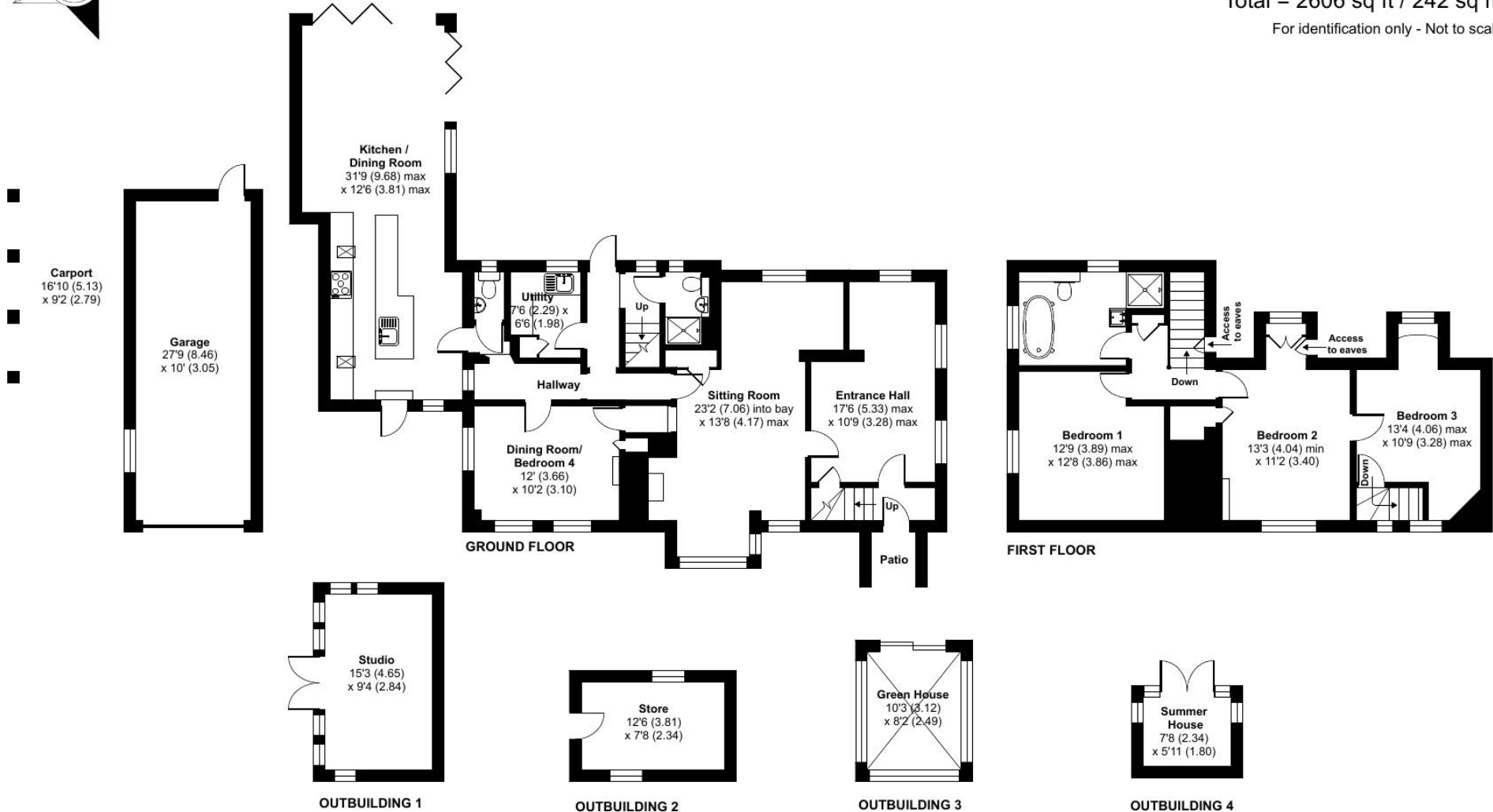
Rickford, Worplesdon, Guildford, GU3

Approximate Area = 2239 sq ft / 208 sq m (includes garage)

Outbuildings = 367 sq ft / 34 sq m

Total = 2606 sq ft / 242 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 Foundations Independent Estate Agents. REF: 866395



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.