



Homes of Distinction

PIRBRIGHT BORDERS

*An Exceptional Executive Residence Set Within
Grounds In Excess of Two Acres of Tranquil Semi-
Rural Splendour, Backing onto Enchanting Woodland.*

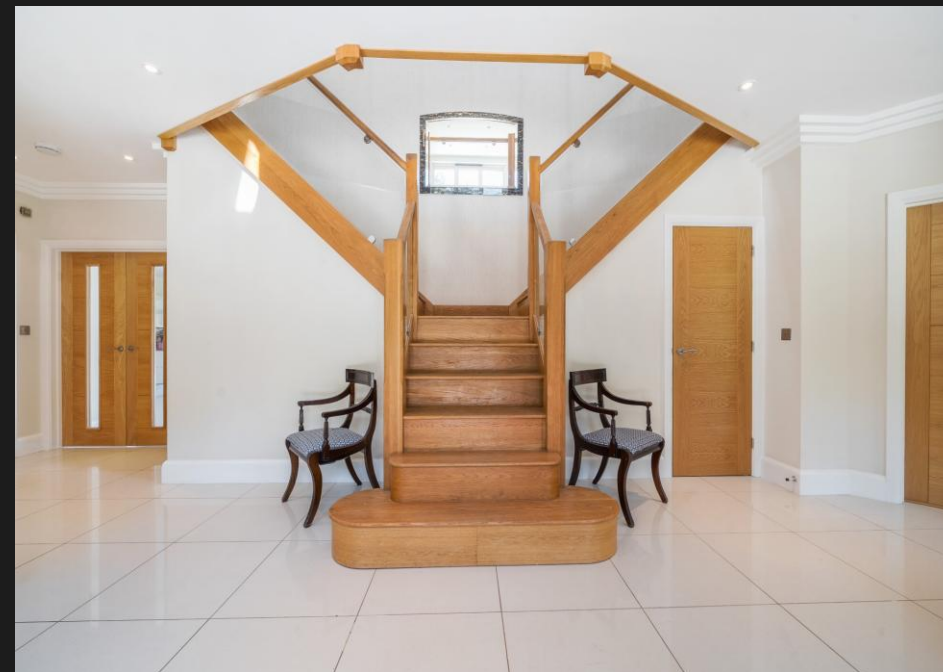
Nestled in an enviable semi-rural position on the outskirts of Pirbright, this exceptional newly built executive residence offers the perfect fusion of luxury, space, and tranquillity. Set within a generous plot in excess of two acres and backing onto enchanting woodland, this stunning family home has been thoughtfully designed to complement its idyllic surroundings while providing the high standards of modern living.

Upon entering, you are welcomed by a breathtaking vaulted reception hall featuring a sweeping central staircase, setting the tone for the refined interiors beyond. The heart of the home is a beautifully appointed kitchen/breakfast/dining room, fitted with expansive bi-folding doors that open seamlessly to the rear garden, creating an effortless indoor-outdoor flow. Three additional reception rooms offer flexibility for formal entertaining, work-from-home needs, or relaxed family time, complemented by a utility room and a stylish shower room.

Upstairs, a striking galleried landing provides access to five generously sized double bedrooms, each designed with comfort and elegance in mind. The primary suite offers a true retreat, featuring a striking vaulted ceiling and a spacious, luxurious en-suite bathroom. In addition, there are four well-appointed bedrooms, two of which include their own private en-suites, providing both privacy and convenience for family members and guests. A central family bathroom is available for the remaining bedrooms. Throughout, the home, underfloor heating and concrete floors ensure comfort and durability, enhancing the sense of quality craftsmanship.

The approach to the property is equally impressive, with secure electric gates and an entry phone system leading to a sweeping driveway and detached double garage. A separate home office adds further appeal for those seeking flexible working space. Offered to the market with *no onward chain*, this rare and remarkable home presents an unrivalled opportunity to enjoy a countryside lifestyle without compromising on connectivity or contemporary living.

Council Tax Band G - EPC Rating B - 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

Perfectly positioned on the Pirbright borders, offering both rural serenity and outstanding connectivity, this prime location is ideal for modern family living. With the M3 close by and easy access to both Farnborough and Brookwood railway stations—each just a 10-minute drive—commuting into central London is effortless. For international travel, Farnborough Airport is conveniently nearby, while Heathrow can be reached in under 30 minutes, making this an exceptionally well-connected base. The area is also renowned for its superb lifestyle offering, with a strong selection of excellent state and independent schools, including Hall Grove and Eagle House, which feeds into the prestigious Wellington College. Leisure options abound, from premier golf clubs like Camberley Heath and Wentworth, to water sports at the Mytchett Centre and canoeing along the scenic Basingstoke Canal. With the vibrant towns of Camberley, Farnborough, Woking, and Guildford all within easy reach, residents enjoy the best of both worlds—peaceful countryside living with immediate access to top-tier amenities, culture, and recreation.





ACCOMMODATION & SPECIFICATION

- ❖ Enviably semi-rural location situated on the outskirts of Pirbright
- ❖ Expansive grounds set within excess of two acres, backing onto scenic woodland
- ❖ Impressive vaulted reception hall featuring a grand central staircase
- ❖ Expansive open-plan kitchen/breakfast/dining room with bi-folding doors seamlessly connecting to the rear garden
- ❖ Three versatile reception rooms
- ❖ Five generously sized bedrooms
- ❖ Three private luxurious en-suite bathrooms, a central family bathroom and a downstairs shower room
- ❖ Underfloor Heating and Concrete floors throughout
- ❖ Secure gated driveway leading to the detached double garage and separate, dedicated home office
- ❖ Presented to the market with NO ONWARD CHAIN



Approximate Area = 3517 sq ft / 326.7 sq m

Garage = 727 sq ft / 67.5 sq m

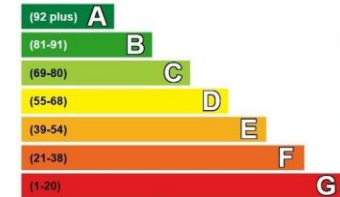
Total = 4244 sq ft / 394.2 sq m

For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs



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.