



Gole Road, Pirbright, Woking, GU24 0QG
£499,950 Freehold

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A chance to acquire this attractive period cottage that benefits from a beautiful, maintained garden extending over 180ft and backs onto open fields and provides driveway parking for two/three cars. Combining timeless character with excellent amenities and transport links including Brookwood main line station this is a rare opportunity to acquire a truly special home in a highly sought-after location.

This charming cottage is well presented and offers accommodation that includes four bedrooms. These share the use of a neat family bathroom fitted with a three-piece suite comprising a wash hand basin, w.c and bath with wall mounted shower and shower screen.

Downstairs, there is a separate dining area which leads to a cosy front aspect living room with a feature fireplace, while to the rear of the property is a kitchen fitted with a range of base and eye level units, integrated oven and hob plus space for appliances.



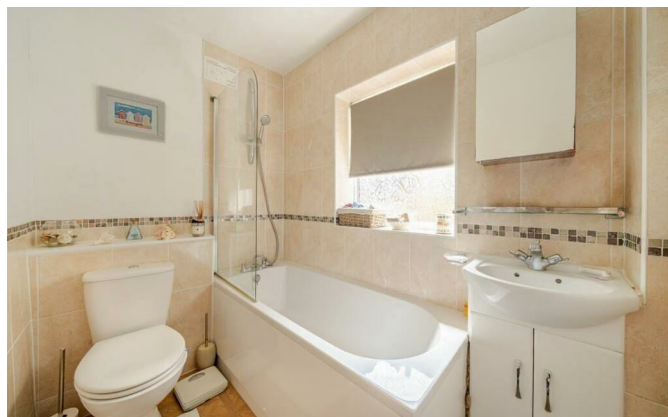
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A wonderful property that should be viewed to be fully appreciated, appealing to those that seek a peaceful lifestyle but still close to day-to-day amenities.

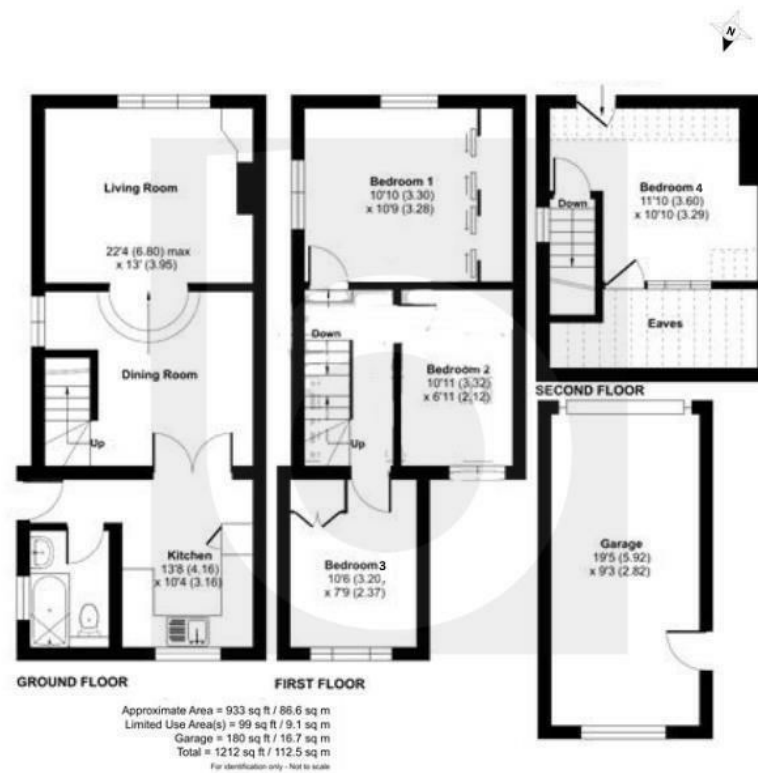
Pirbright is a village on the fringes of Woking and Guildford. At its heart lies a picturesque village green and peaceful pond, surrounded by attractive period homes, a cricket ground, and two well-regarded pubs. Families are well served by a choice of reputable state and independent schools. Perfectly positioned for commuters, Brookwood mainline station is less than a mile away, providing direct trains to London Waterloo in around 35 minutes. Nearby towns of Woking and Guildford offer an abundance of shopping, dining, and leisure facilities. Outdoor enthusiasts are spoilt for choice, with countryside for walking, cycling, and riding, alongside premier golf courses and excellent tennis and equestrian facilities. Council Tax Band E. Guildford.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.