

Drybridge House, Pyle Hill, Nr Woking, Surrey







A beautiful and substantial country house in **one of the finest locations** between Guildford and Woking.

Summary of accommodation

Main House

Entrance porch | Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Conservatory
Utility room | Cloakroom | Further laundry room | Loggia

Principal bedroom with en suite bathroom and doors to balcony | Six further bedrooms | Four further bathrooms (three en suite)

Indoor pool complex with shower room | Pump room | Workshop

Extensive garage block with potential flat above (partly boarded and partitioned with five rooms)

Greenhouse | Further stores

Exquisite gardens and grounds backing onto Sutton Green Golf Course

In all about 1.67 acres

Distances

Trains: Worplesdon train station 0.9 miles (London Waterloo from 31 minutes), Woking train station 2.5 miles (London Waterloo from 23 minutes), Guildford train station 4.2 miles (London Waterloo from 28 minutes)

Airports: London Heathrow 26 miles, London Gatwick 33 miles

Motorways: M25 8 miles, A3 (Burpham) 2.5 miles

(All distances and times are approximate)



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Situation

Pyle Hill is arguably one of the finest locations between Guildford and Woking offering peaceful living, whilst in easy reach of all local amenities. The nearby village of Sutton Green offers a farm shop, garage, public house and golf course whilst Woking and Guildford are within 2.5 and 4.2 miles respectively offering excellent transport links and comprehensive educational and recreational facilities.

Schools

Aldro, Shackleford
Charterhouse, Godalming
Cranmore, West Horsley
Ripley Court, Ripley
St. Catherine's, Bramley

The Royal Grammar School and High School, Guildford
Tormead, Guildford
Hoe Bridge, Woking
St Andrew's School, Woking

Golf

Sutton Green
Woking
Worplesdon

West Hill
Guildford







The property

One of the finest houses in Pyle Hill sitting in extraordinary gardens backing onto Sutton Green Golf Course.

Owned by our clients for over 30 years, Drybridge House has been beautifully extended and maintained and now offers extensive accommodation with the benefit of an indoor pool complex and a potential flat over the garage block.

The main house including the garage and pool complex extends to approximately 8648 sq ft and whilst substantial feels incredibly comfortable and inviting.













Approximate Gross Internal Floor Area

803.4 sq m / 8648 sq ft

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

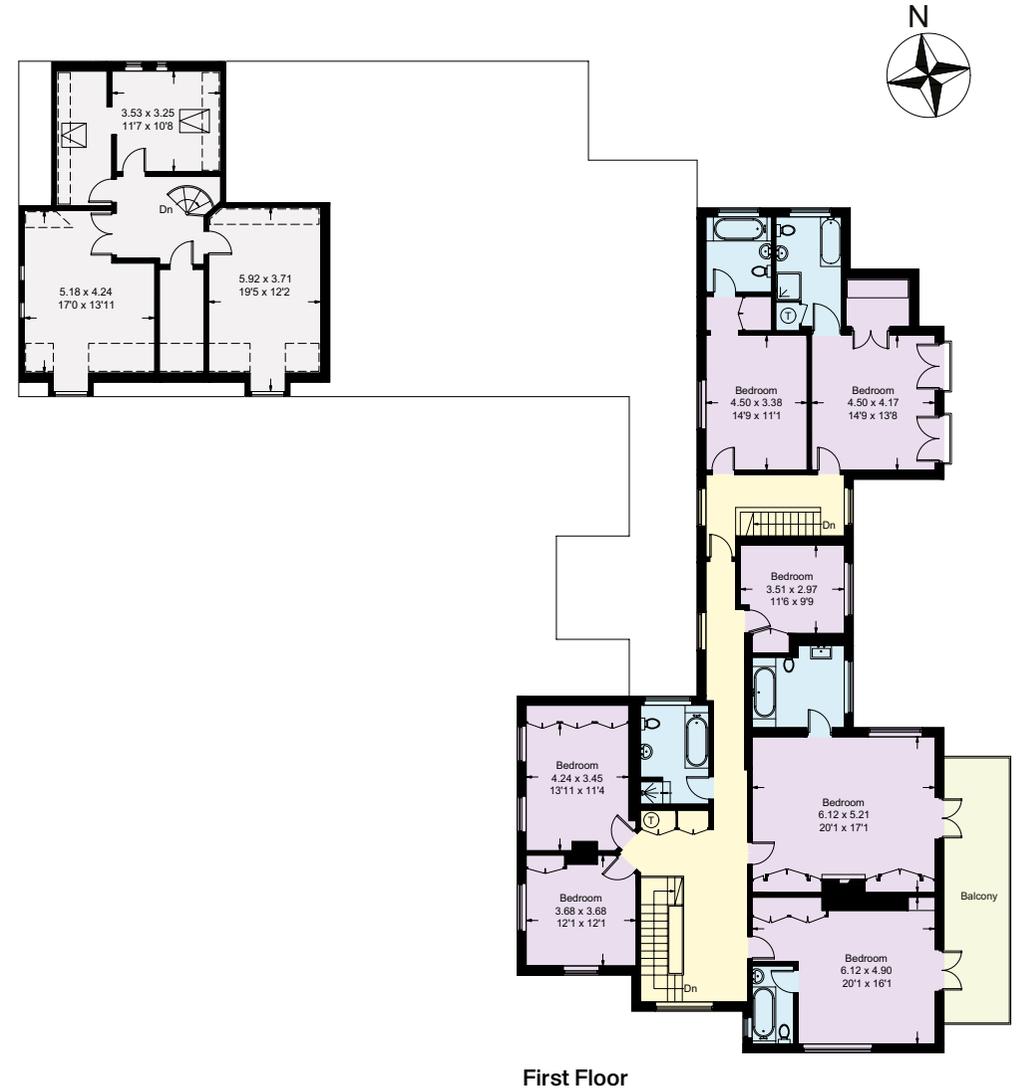
Outbuildings = 26.3 sq m / 283 sq ft

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.

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

= Reduced headroom below 1.5m / 5'0"





Garden and grounds

One of the main features of this property is the impeccably designed garden which has been beautifully laid out and nurtured by our clients. Offering swathes of manicured lawns with well stocked beds and mature trees yet ideal for a growing family.

Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

Directions (Postcode: GU22 0SR)

What3Words: ///lion.chain.truck

From Guildford, take the A320 (Guildford Road) towards Woking and after approximately 4 miles, turn right into Pyle Hill. Follow the road for approximately 0.4 miles and Drybridge House will be found on the corner on the left-hand side.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Woking Borough Council

Council Tax: Band H

EPC Rating: D





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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