



Brookside, Fox Corner, Worplesdon, Surrey





A substantial family home offering **impressive accommodation** with an indoor swimming pool, set in stunning gardens and grounds in a highly convenient location.

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom en suite bathroom and extensive storage | Four further bedrooms | Two further bathrooms | Home office/bedroom six
Sitting room with access to a southwest-facing balcony

Indoor pool complex with hot tub and pump room

Detached building currently used as a gym with shower room (could be a wonderful home office)

Detached double garage | Pool hut and greenhouse

Beautifully landscaped gardens and grounds with irrigation system

In all about 1.58 acres

Distances

Worplesdon: 0.4 miles, Pirbright: 1.21 miles, Brookwood Station: 2.3 miles, Guildford: 4.9 miles Woking: 4.9 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU13DE
knightfrank.co.uk

Tim Harriss
01483 617910
tim.harriss@knightfrank.com



Brookside

Brookside is a much-loved family home offering extensive accommodation of over 5000 sq ft over two floors only. Owned by our clients since 2000 where significant improvements and extensions have been carried out.

The property backs onto the Fox Corner Community Wildlife Area, which offers 14 acres of diverse environment for many different species, including a variety of native trees, hedgerows, flowers, birds, insects and mammals.

The gardens are a complete delight and have been lovingly landscaped and maintained. On the eastern side is Hodge Brook which gently flows across the edge of the garden.

In addition to a substantial detached garage, there is an excellent detached building currently used as a gym with a shower room. This is just off the drive and would make an ideal home office. In addition there is a pool hut and a greenhouse.







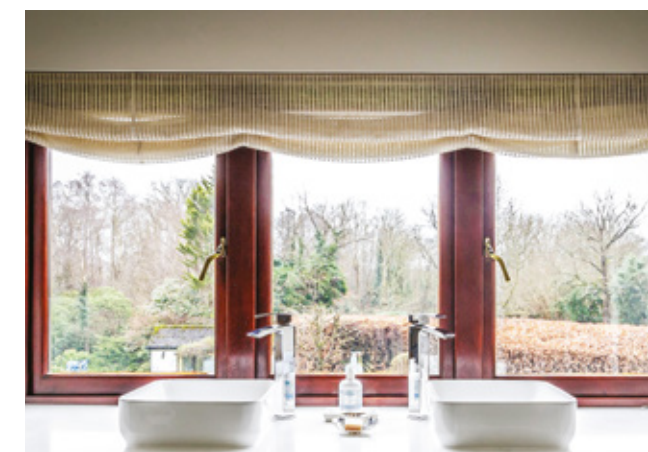
Situation

Fox Corner is an attractive settlement between Worplesdon and Pirbright with a collection of period houses and a pub.

Worplesdon village has a renowned bakery, hotel, public house and church whilst nearby Pirbright is an incredibly popular quintessential English village offering two excellent pubs, a village green, thriving primary school, GP surgery and chemist.

Woking's mainline railway station offers a 24 minute fast train into London Waterloo whilst Brookwood and Worplesdon stations are close by, all offering an excellent service on the Waterloo line.

Neighbouring Guildford and Woking have excellent shopping, recreational and educational facilities whilst the A3 and M3 (Junction 3) at Bagshot connects with the M25, giving easy access to London, Heathrow and Gatwick Airports.



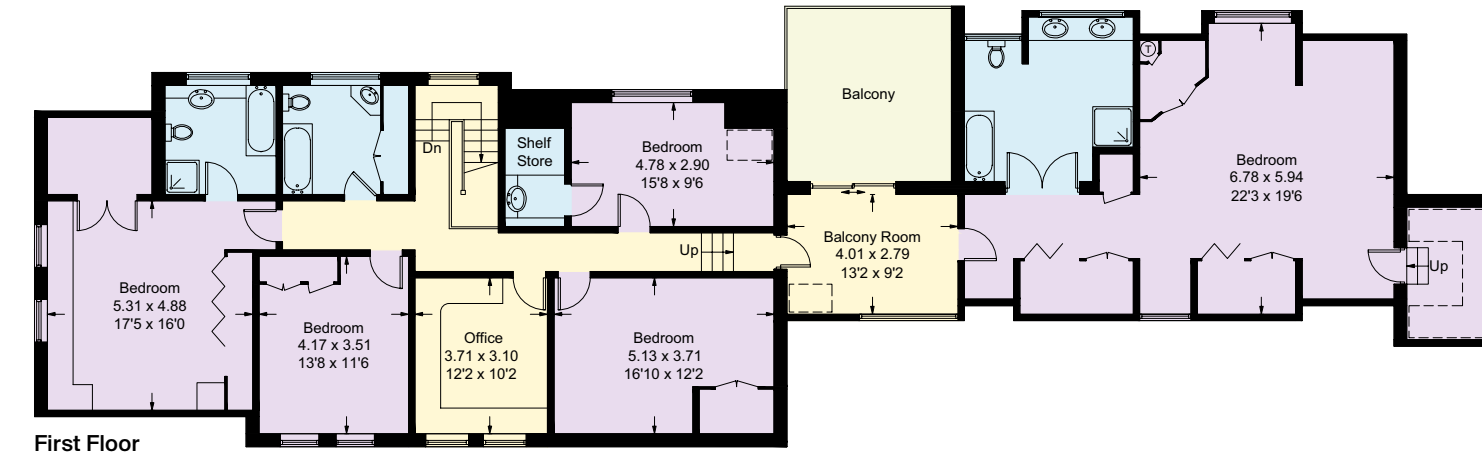


Approximate Gross Internal Floor Area
 480.4 sq m / 5171 sq ft
 Outbuildings = 96.5 sq m / 1039 sq ft
 Total = 576.9 sq m / 6210 sq ft

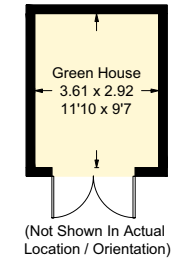
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

= Reduced headroom below 1.5m / 5'0"

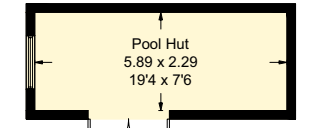
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



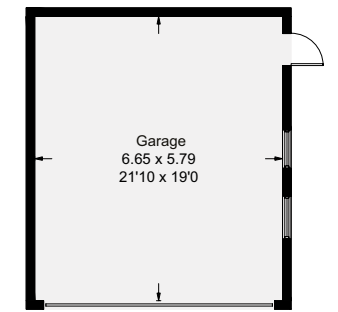
First Floor



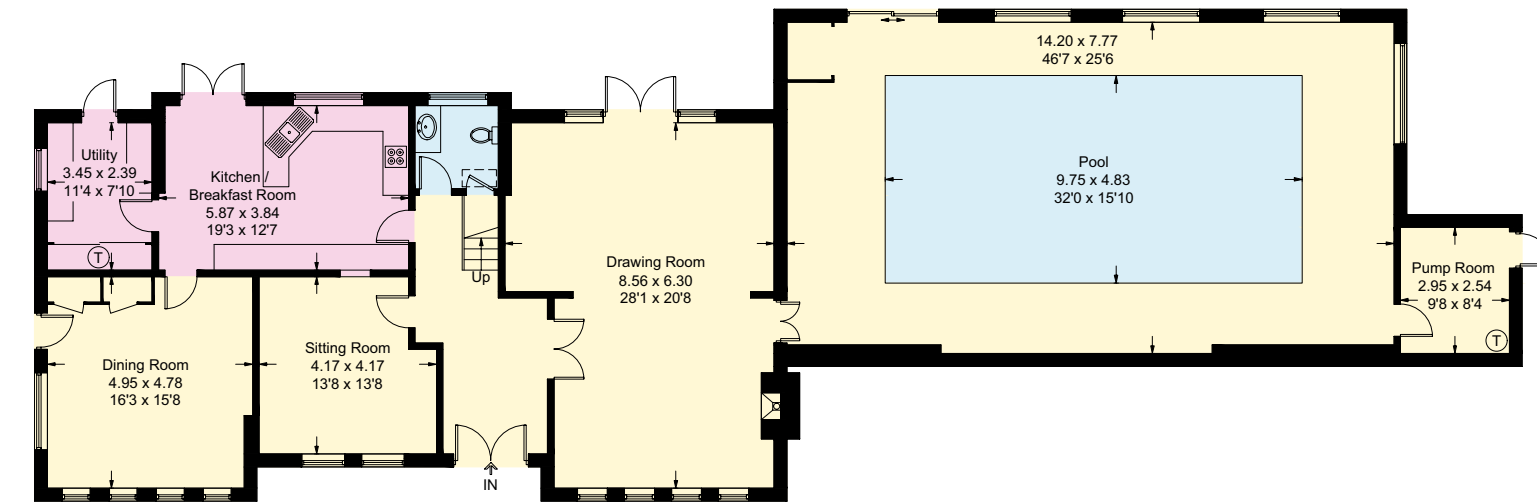
(Not Shown In Actual Location / Orientation)



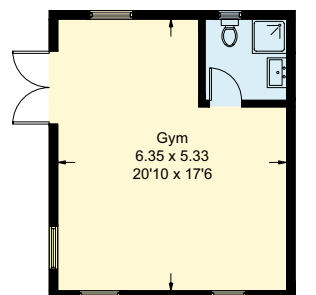
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



Services

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

Viewing

Viewing is strictly by appointment only through Knight Frank.

Directions

Postcode: GU3 3PP

what3words: ///cattle.speaks.slim

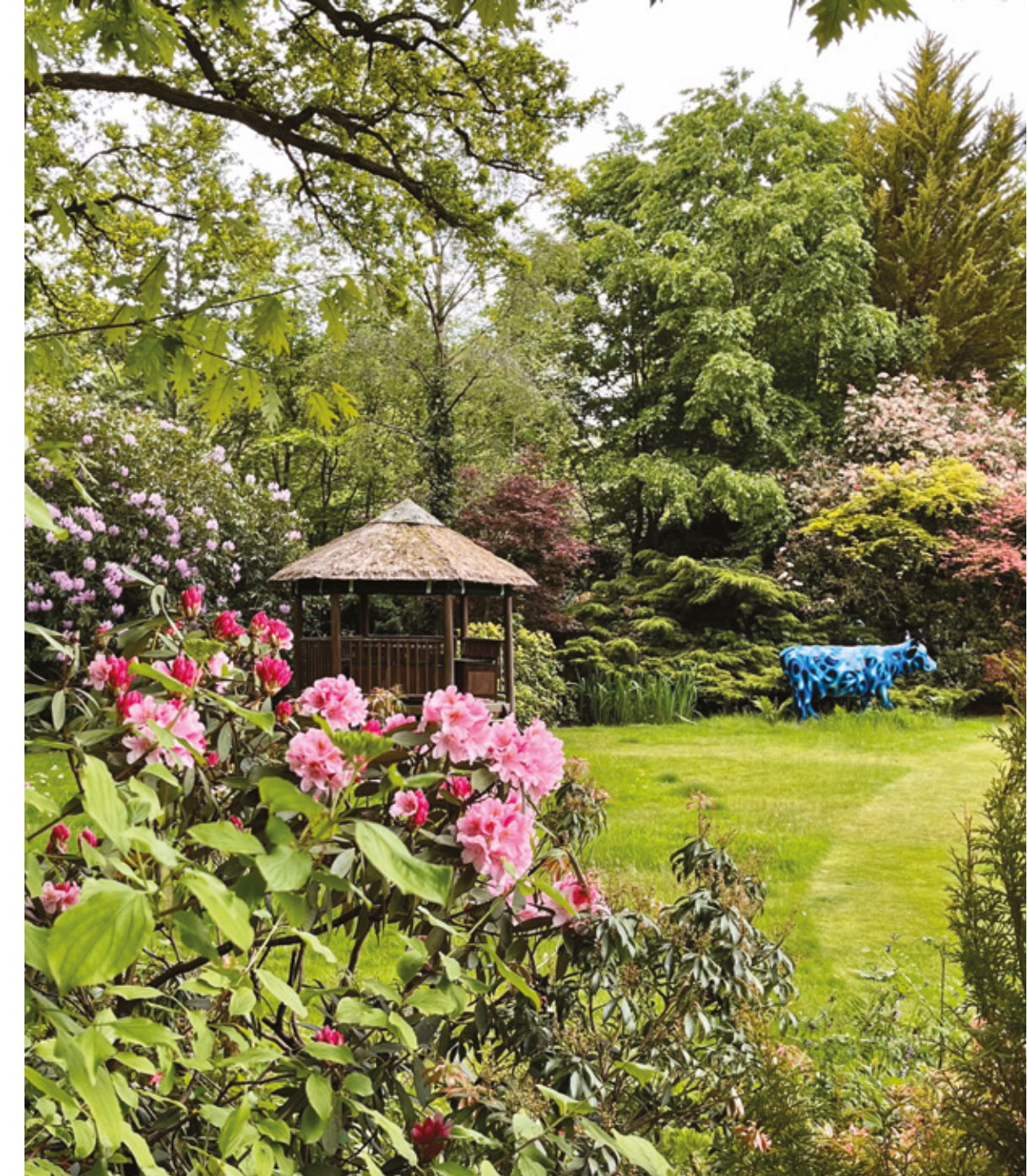
Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: C





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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



