

# HURST VIEW

Whitmoor Common, Worplesdon, Guildford, Surrey





# A RARE OPPORTUNITY TO OWN A WONDERFUL SECLUDED PROPERTY, NESTLED WITHIN ITS OWN LAND ON WHITMOOR COMMON BUT JUST 30 MINUTES FROM LONDON BY TRAIN.

The property includes equestrian facilities, outbuildings, ancient woodland  
and direct access to a Guildford Angling Society fishing pond.

## Summary of accommodation

### Main House (all on one level)

Hall | Sitting room | Dining room | Kitchen with AGA | Laundry

Principal bedroom with dressing room and shower room | Three further bedrooms | Two further bath/shower rooms | Study

Cottage with Kitchen/sitting room | Two bedrooms | Bathroom | Cloakroom | Store

Extensive outbuildings including party barn, further barn, extensive stabling and stores

Garden | Paddocks and woodland backing onto Brittens Pond

### In all about 22.72 acres

House: 1892 sq ft | Cottage: 556 sq ft | Outbuildings: 4846 sq ft

Distances: Guildford 3.3 miles, Woking 3.8 miles, Worplesdon station 1.2 miles (trains to Clapham Junction from 24 minutes and Waterloo from 35 minutes)

A3 (Northbound) 1.7 miles (All distances and times are approximate)



# SITUATION

Set in a wonderful rural location on Whitmoor Common, backing onto Brittens Pond and close to the Bishop of Guildford’s residence, Hurst View offers access to both tranquillity and convenience. Guildford, a vibrant hub, is a short drive away, providing a delightful blend of shopping, dining, and cultural experiences. For families, there are numerous schools within a 4 mile radius, offering a variety of educational options.

Commuters will appreciate the proximity to Worplesdon train station, located 1.2 miles away with trains to Clapham Junction taking from 24 minutes and Waterloo taking from 35 minutes. This station provides efficient links to London, facilitating straightforward daily travel. The A3 and M25 roads enhance connectivity, offering access to Heathrow and Gatwick airports as well as the national motorway network

Nature enthusiasts can enjoy the 450 acres of Whitmoor Common, a picturesque spot for walking, riding and cycling with direct access from the property. The area is also rich in leisure facilities, with some of the finest golf courses and health clubs nearby.

This location combines the best of both worlds, providing a serene environment with access to amenities.

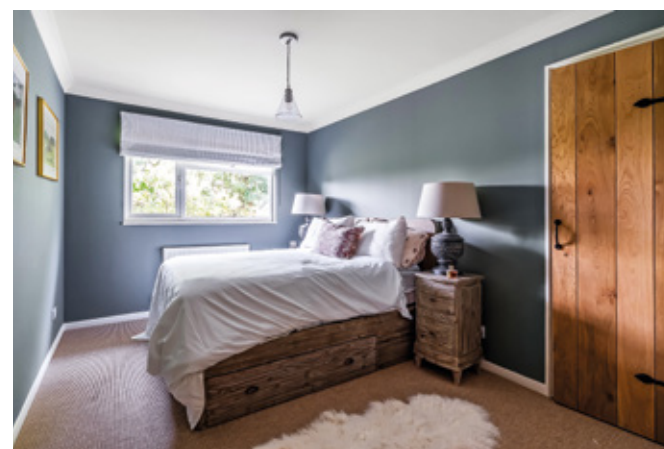
# HURST VIEW

Approached off Burdenshott Road down a long winding driveway, Hurst View sits in the middle of 22 acres and presents an amazing opportunity for an incoming purchaser. The property has been owned by our clients since January 2019 and during their ownership they have carried out a comprehensive refurbishment of the main house.

The house is all on one level and offers beautifully presented and adaptable accommodation whilst benefitting from further accommodation and a wide range of outbuildings including a Party Barn and extensive stabling.







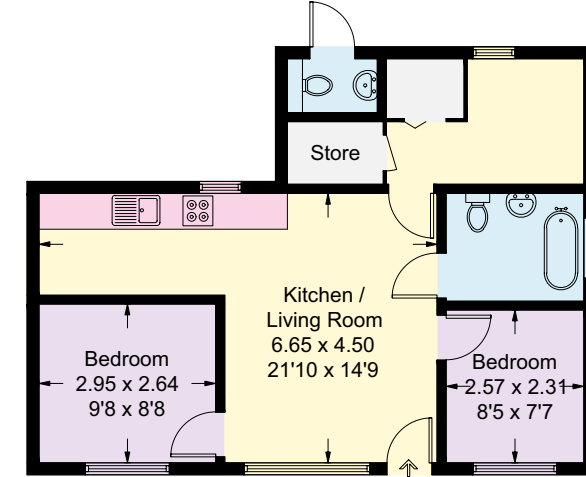




Cottage

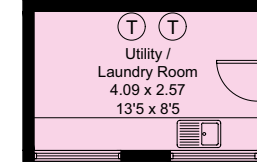


Cottage

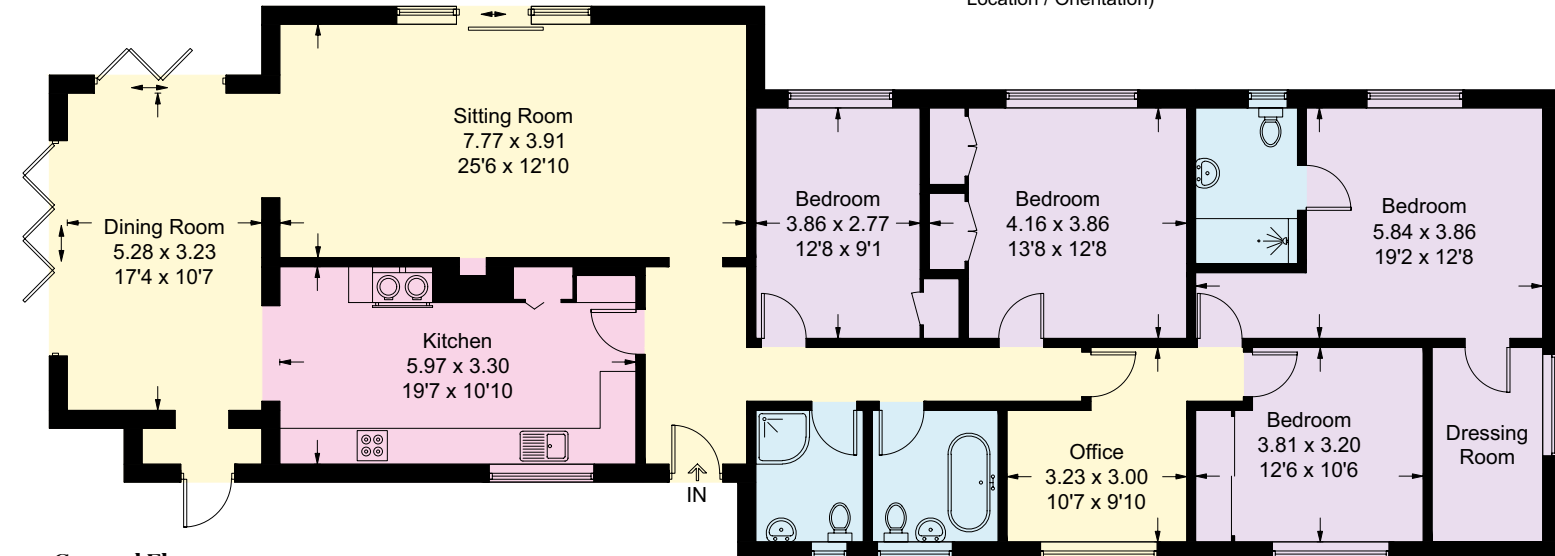


(Not Shown In Actual Location / Orientation)

Cottage



(Not Shown In Actual Location / Orientation)



Ground Floor

Approximate Gross Internal Area  
Main House = 175.8 sq m / 1892 sq ft  
Cottage = 51.7 sq m / 556 sq ft  
Total = 227.5 sq m / 2448 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

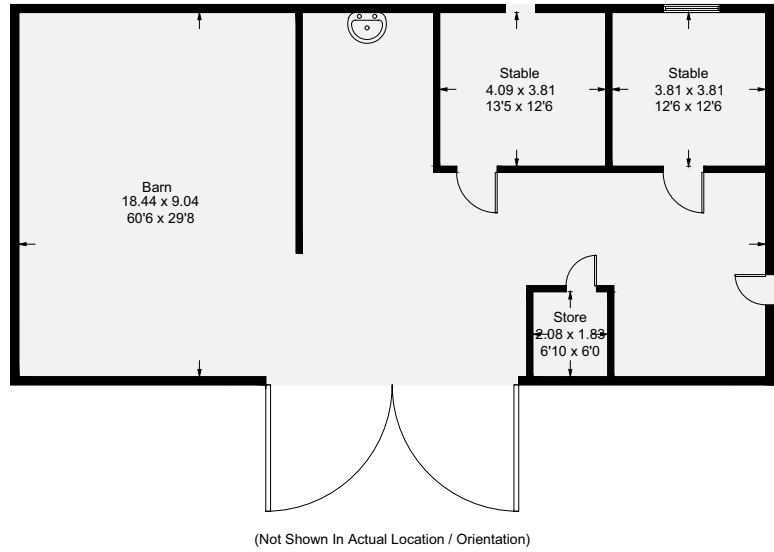
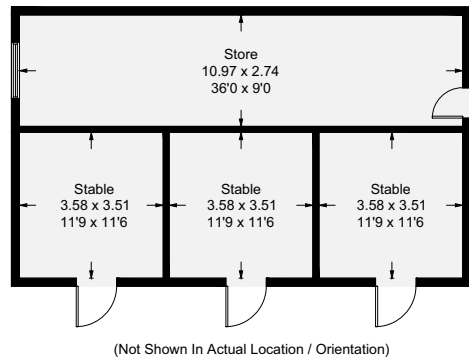
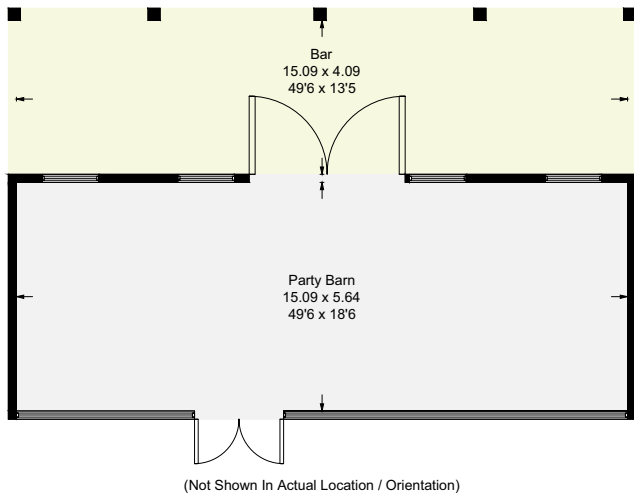
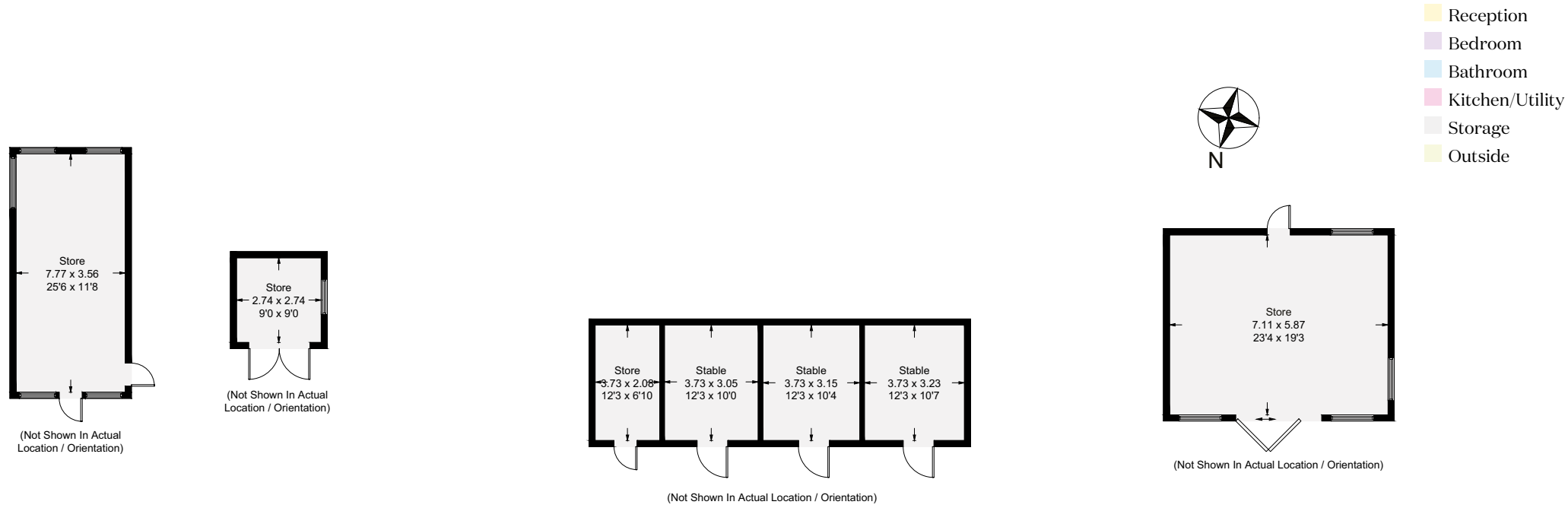




The main house is surrounded by attractive gardens and terracing whilst to the rear of the house is the most incredible False Acacia tree (Robinia Pseudoacacia).







Approximate Gross Internal Area  
450.2 sq m / 4846 sq ft (Excluding Bar)

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# PROPERTY INFORMATION

**Local Authority:** Guildford Borough Council: 01483 505050

**EPC Rating:** C

**Council Tax:** Band G

**Tenure:** Freehold

**Directions:** GU3 3EL what3words:///moth.modest.defend

**Viewings:** Viewing is strictly by appointment through Knight Frank.



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