



BURROW HILL COTTAGE

Pirbright, Surrey



A BEAUTIFULLY REFURBISHED GRADE II LISTED COTTAGE WITH EXCELLENT OUTBUILDINGS SET JUST OFF THE VILLAGE GREEN.

Summary of accommodation

Dining hall | Drawing room | Sitting room | Home office | Kitchen/breakfast room | Utility room | Shower room

Three bedrooms | Family bathroom

Detached outbuilding with studio room/bedroom and en suite shower room | Store

Detached garage block with store

Attractive south-facing cottage gardens

Distances: Woking 5 miles, Guildford 6 miles

Airports: London Heathrow 19 miles, London Gatwick 37 miles

(All distances and times are approximate)

PIRBRIGHT

Pirbright is an incredibly popular quintessential English village which serves all walks of life. The property sits in the heart of the village and is only a short stroll of the two local excellent pubs, the village green, thriving primary school, GP surgery, chemist and the nearby common.

Brookwood train line offers a frequent fast train into London Waterloo (from 30 minutes) with three trains per hour and is only a 0.8 mile walk away.

BURROW HILL COTTAGE

Burrow Hill Cottage is a beautifully presented period home that perfectly combines traditional English charm with modern living. With its soft brick façade, mature gardens, and elegant interiors, this property offers the perfect village lifestyle. The ground floor features a welcoming entrance/ dining hall with fireplace leading to generous reception rooms, including a vaulted drawing room with exposed beams and a cosy sitting room with wood burner.

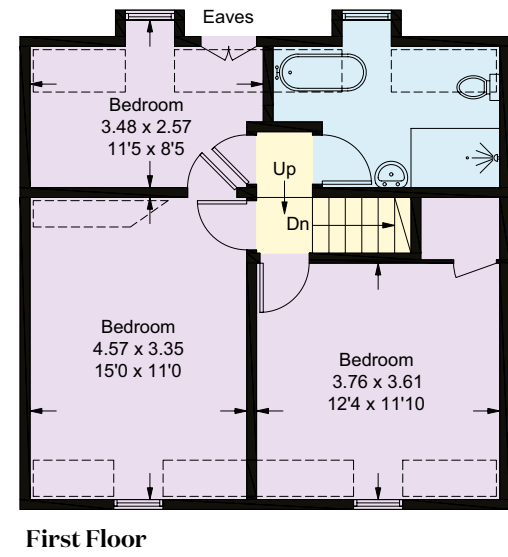
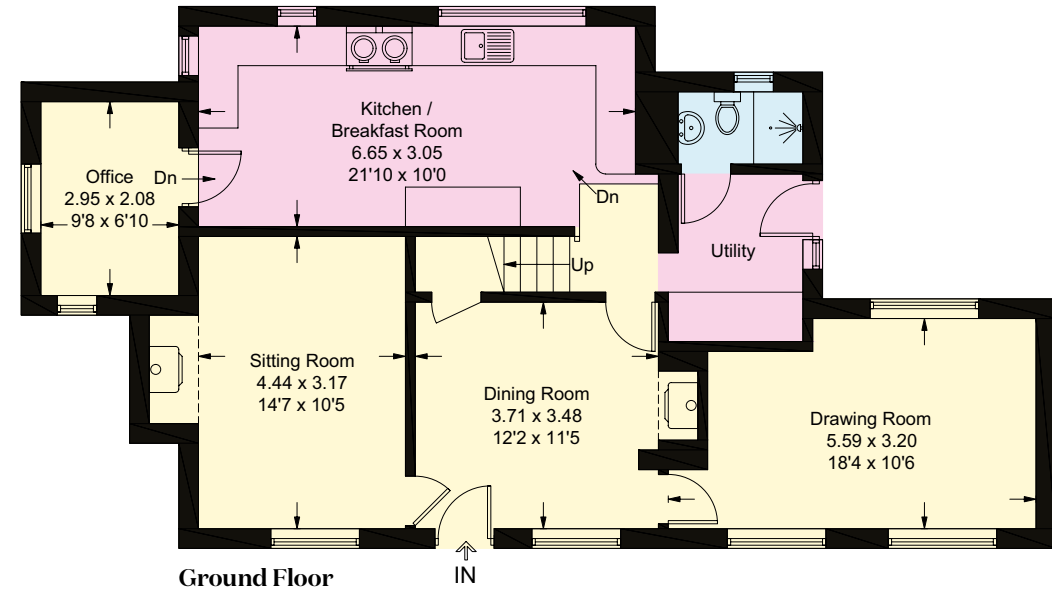
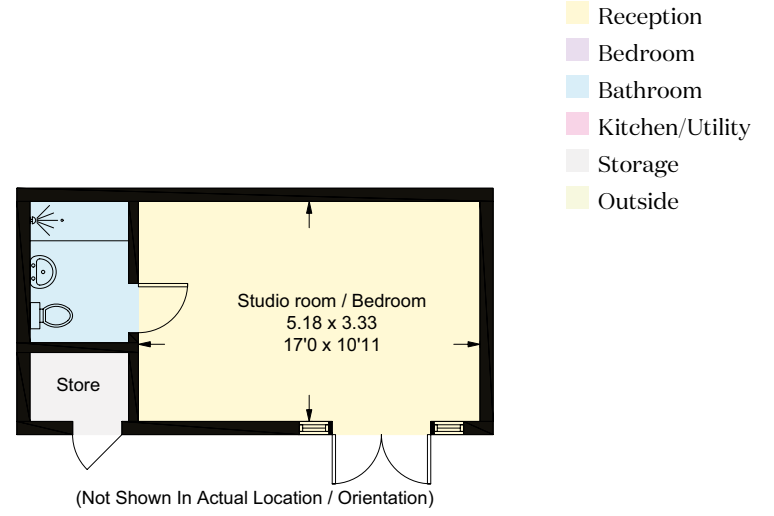
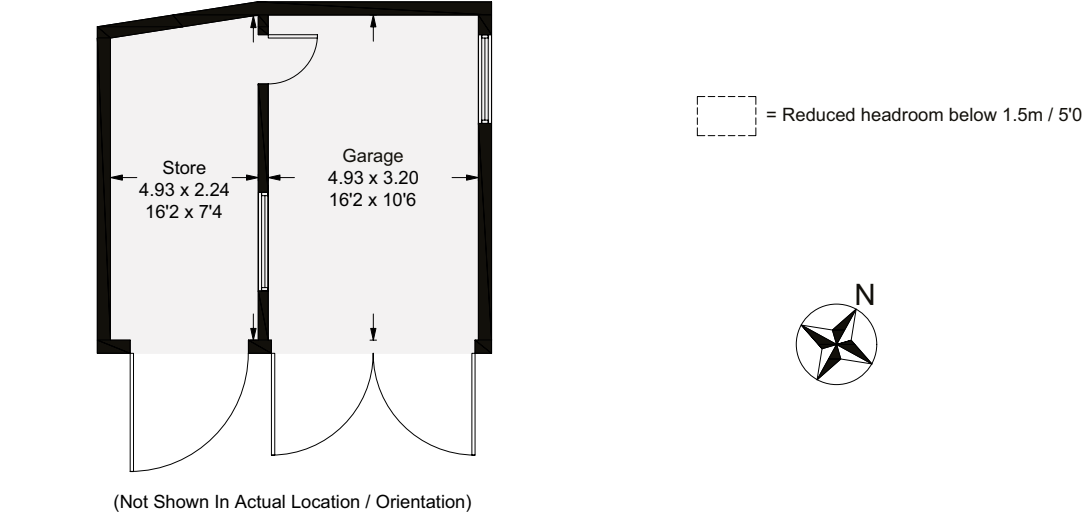
The house was extended by our clients to create a beautiful bespoke kitchen/breakfast room with AGA off which is an adjoining home office, shower room and utility room that opens to the garden.

The interiors are bright, refined, and thoughtfully designed for both family life and entertaining.

Upstairs, the principal bedroom with exposed beams enjoys delightful garden views, with two further double bedrooms and a well-appointed family bathroom. The first floor offers comfort, privacy, and charm, enhanced by the property's classic proportions and architectural details.







Approximate Gross Internal Area = 137.9 sq m / 1484 sq ft
Outbuildings = 50.3 sq m / 541 sq ft (Including Garage)
Total = 188.2 sq m / 2025 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.



PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Band D

Council Tax: Band G

Tenure: Freehold

Directions (Postcode: GU24 0JW) what3words: ///horns.bottle.report
From Guildford take the A320 signposted to Worplesdon and after about 1.3 miles, from the A3 underpass, turn left signposted to Worplesdon (Salt Box Road). At the next roundabout turn right (A322 Worplesdon/ Pirbright). At the next roundabout turn right and continue through Worplesdon to the roundabout at the bottom (Fox Corner). Turn left signposted to Pirbright and continue into the village. At the mini roundabout continue straight over, passing the Volvo garage on the left. Stay on this road crossing Pirbright Village Green. Turn left into School Lane where Burrow Hill Cottage will be found on the right-hand side after a short distance.

Viewings: Viewing is strictly by appointment through Knight Frank.

OUTBUILDINGS & GARDENS

Within the garden is a detached outbuilding with studio room/bedroom with en suite shower room ideal for home working, guest accommodation or creative pursuits. In addition there is a useful garden store and covered verandah.

The landscaped gardens provide areas for outdoor dining with extensive terracing as well as mature trees, lawns, and flowering borders offering privacy and beauty.

Next to the driveway is a garage with adjoining store.



Studio

I would be delighted
to tell you more.

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