



InVillages
with SIMON BANCE

invillages.com

Grainger's Farm
Brentmoor Road, West End, Woking, Surrey GU24 9QG

A charming detached period home occupying a wonderfully secluded position along a quiet lane in the heart of the sought-after village of West End. Set within a generous plot of approximately half an acre, this unique property enjoys a tranquil semi-rural setting while being within easy walking distance of the highly regarded Gordon's School, located approximately 450 metres away.

Believed to date back to the 18th century, the property offers a rare opportunity to acquire a home of character and history, with excellent potential to modernise, renovate and extend, subject to the necessary planning permissions.

Distances (approximate):

Woking mainline station - 5 miles/ approx 15 mins by car:

Brookwood (mainline station) - 3.2 miles; Sunningdale - 5.4 miles;
Guildford - 9 miles; Windsor - 13 miles; Reading - 19 miles;
Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles;
M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price On Application

FEATURES & ACCOMMODATION

The accommodation provides a traditional and flexible layout ideally suited to family living, with well-proportioned reception rooms and a wealth of retained period features throughout. Three open fireplaces add warmth and charm, while the existing configuration offers excellent scope for reconfiguration or enlargement to meet modern requirements.

Outside, the grounds are a particular feature of the property. Extending to around half an acre, the mature gardens enjoy a high degree of privacy, bordered by established trees and hedging. A gravel driveway provides ample parking, while a detached double garage and several useful outbuildings offer excellent storage, workshop or hobby space, with potential for ancillary conversion if required, subject to consent.







Approximate Area = 1637 sq ft / 152 sq m
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Garage = 326 sq ft / 30.2 sq m
 Outbuildings = 323 sq ft / 30 sq m
 Total = 2310 sq ft / 214.5 sq m

For identification only - Not to scale



SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

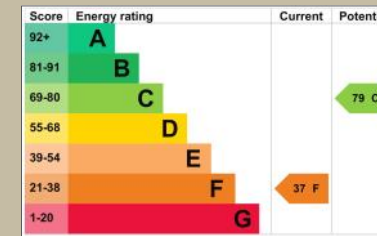
FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: Band F
POSTCODE: GU24 9QG



DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout & left along Bagshot Road towards Lightwater. Follow all the way to the Gordon's School roundabout, and take first exit back towards Guildford on the Guildford Road. After a short distance turn right at the 1st set of traffic lights into Brentmoor Road. The gated driveway to the property will be found a short way along on the left hand side.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.



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Specialist Estate Agents Dedicated to Village Property

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