



Homes of Distinction

WORPLESDON

Berry Lane, Worplesdon, Guildford, Surrey, GU3

A Distinguished Country House of Immense Character.

Set within approximately 2.1 acres of beautifully landscaped gardens, 'Little Bridley' is a distinguished country house of immense character and charm, perfectly positioned between Woking and Guildford, with far-reaching views across Worplesdon Golf Course. Believed to date from the late 1920s, the property reflects the refined elegance of late Edwardian architecture, with colour-washed brick elevations beneath a gabled tiled roof and distinctive corbelled chimneys. The property offers exceptional scope for sympathetic modernisation or extension (STPP), providing a wonderful opportunity to create a truly bespoke family home in an idyllic rural setting.

The accommodation is centred around a grand reception hall, setting the tone for the generous proportions and period detail found throughout. There are five elegant reception rooms, including a magnificent drawing room and formal dining room, both featuring high corniced ceilings, open fireplaces, and large bay windows framing beautiful views over the gardens.

On the first floor, six spacious bedrooms offer delightful views over the grounds and the adjoining Worplesdon Golf Course, with one enjoying access to a private balcony. The principal bedroom features an en suite bathroom, complemented by two additional family bathrooms and a separate shower room. A large roof space offers further potential for conversion, subject to the necessary permissions, adding to the home's versatility and long-term appeal.

Externally, the property enjoys enchanting grounds combining formal lawns and informal areas, with mature trees, a rose garden, orchard, and bluebell paddock. A broad terrace extends across the rear of the house, overlooking sweeping lawns that once served as a grass tennis court, leading to a charming thatched summerhouse and a secluded swimming pool. Various outbuildings provide useful ancillary space, enhancing the property's functionality and appeal.

Accessed via electric wrought iron gates, a long gravel driveway lined with specimen shrubs and mature trees creates an impressive approach to the house, culminating in a generous parking area with a central water feature. Blending timeless architectural elegance with outstanding potential and tranquil surroundings, *Little Bridley* represents a rare opportunity to secure a distinguished country home in one of Surrey's most desirable locations.

Council Tax Band H - EPC Rating F - Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

This country setting provides an exceptional commute to London and is easily accessible to Guildford and Woking. Worplesdon has a mainline station, bakery, hotel, public house and Church, and lies between Guildford and Woking. Both towns have excellent shopping, recreational and educational facilities and fast commuter rail services to London Waterloo, with journey times from about 35 minutes and 25 minutes respectively. The A3 connects with the M25 at Junction 10 (Wisley), giving excellent access to Heathrow and Gatwick Airports. There is a wide choice of schools in the area, including Guildford High School, Rydes Hill Preparatory, Tormead, Royal Grammar School, Guildford County, Lanesborough, Charterhouse and Aldro, to name but a few. Recreational opportunities include golf at several local clubs, including Worplesdon, Woking and West Hill, flying at Fairoaks aerodrome and a variety of activities at the Guildford Spectrum Leisure Centre and Woking town centre. In addition, the surrounding countryside, including the North Downs and the Surrey Hills, offers wonderful walking, cycling. For the riding enthusiast, Bridley Equestrian Centre is situated on a 300 acre estate, with superb hacking on the doorstep and many facilities.





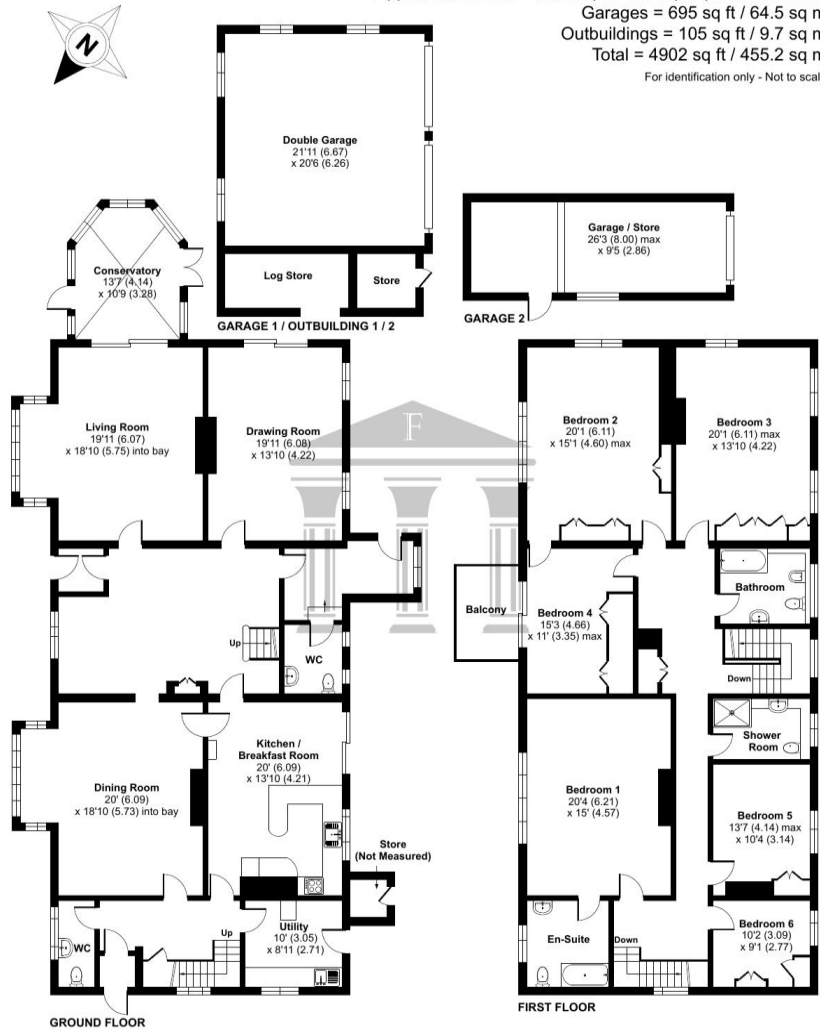
ACCOMMODATION & SPECIFICATION

- ❖ Elegant late Edwardian country house of exceptional character and charm
- ❖ Situated within approximately 2.1 acres of beautifully landscaped gardens
- ❖ Conveniently located just 5 miles from Guildford and around 35 miles from London
- ❖ Five spacious reception rooms, including a grand drawing room and formal dining room
- ❖ Six well-proportioned bedrooms, enjoying views over the gardens and Worplesdon Golf Course
- ❖ Principal bedroom with en suite bathroom & private balcony
- ❖ Scope for extension or modernisation (STPP), offering outstanding potential
- ❖ Mature grounds featuring formal lawns, orchard, rose garden, and paddock
- ❖ Swimming pool and charming thatched summerhouse set within private gardens
- ❖ Approached via electric wrought iron gates and a long gravel driveway with ample parking



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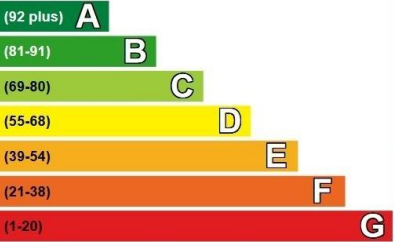
Approximate Area = 4102 sq ft / 381 sq m (excludes store)
Garages = 695 sq ft / 64.5 sq m
Outbuildings = 105 sq ft / 9.7 sq m
Total = 4902 sq ft / 455.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Foundations Independent Estate Agents. REF: 1365986

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
22	66



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www.foundationsofwoking.com

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