



Homes of Distinction

PIRBRIGHT

Law Meadows, Guildford Road, Pirbright, Woking, Surrey, GU24

An Exceptional Oak-Framed Barn-Style Residence in This Prestigious Gated Enclave with Private 1.5-Acre Paddock and Woodland Setting.

Set within a prestigious, gated development of just nine homes, this remarkable newly constructed four-bedroom detached barn-style residence is a rare find. Designed with an oak-framed structure and occupying its own private 1.5-acre paddock, the property enjoys a tranquil woodland setting, combining rural seclusion with the convenience of nearby amenities. This exclusive home is offered to the market with no onward chain and is located within walking distance of Pirbright Village Green, making it an ideal countryside retreat with excellent connectivity.

Crafted to an exceptional specification, the property features a bespoke Charles Yorke kitchen, elegantly appointed with premium appliances and fittings. The bathrooms are finished with luxurious Villeroy & Boch sanitaryware and custom-made cabinetry, offering both functionality and refinement. High-quality flooring throughout includes designs by Ted Todd and Boen, complemented by an elegant oak staircase and state-of-the-art Nest smart home technology, ensuring comfort and convenience at every turn.

The accommodation is both generous and thoughtfully designed, highlighted by a stunning 38-foot open-plan kitchen, dining, and family room – the true heart of the home. A spectacular vaulted ceiling in the main living room creates an impressive focal point, anchored by a central fireplace. The home also features a striking reception hall, a well-equipped utility room, and a downstairs cloakroom. The principal and guest bedrooms both benefit from stylish en-suite bathrooms, offering privacy and luxury for residents and visitors alike.

Externally, the property continues to impress with beautifully landscaped formal gardens and a superb terraced seating area, complete with an integrated bar under a covered canopy – ideal for al fresco dining and entertaining. A barn-style double carport provides secure and characterful parking to the front. Combining architectural charm with modern luxury, this outstanding home presents a rare opportunity to own a high-calibre property in an idyllic village setting.

Council Tax Band TBC - EPC Rating B - Tenure: Freehold – Private Road Fee £850PA



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

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LOCATION

Pirbright is a charming village on the fringes of Woking and Guildford, offering an ideal balance of countryside tranquillity and modern convenience. At its heart lies a picturesque village green and peaceful pond, surrounded by attractive period homes. The community is vibrant and welcoming, with traditional shops, a cricket ground, and two well-regarded pubs—The Cricketers and The White Hart. Families are well served by a choice of reputable state and independent schools, making the village especially appealing for those seeking a relaxed yet connected lifestyle. Perfectly positioned for commuters, Brookwood mainline station is just 1.5 miles away, providing direct trains to London Waterloo in around 35 minutes. The nearby towns of Woking and Guildford offer an abundance of shopping, dining, and leisure facilities. Outdoor enthusiasts are spoilt for choice, with scenic countryside for walking, cycling, and riding, alongside premier golf courses and excellent tennis and equestrian facilities. Pirbright's unique combination of natural beauty, strong community spirit, and superb connectivity makes it a highly desirable place to call home.





ACCOMMODATION & SPECIFICATION

- ❖ Impressive oak-framed, detached barn-style residence set within its own 1.5-acre private paddock
- ❖ Bespoke Charles Yorke kitchen with high-end appliances and fittings
- ❖ Luxurious bathrooms featuring Villeroy & Boch sanitaryware and handcrafted cabinetry throughout
- ❖ Premium flooring by Ted Todd and Boen, complemented by a handcrafted oak staircase
- ❖ Cutting-edge Nest smart home technology, integrating modern convenience with energy efficiency
- ❖ 38ft open-plan kitchen/dining/family room, creating a central hub for daily living and entertaining
- ❖ Spectacular vaulted living room with central fireplace, creating a dramatic and welcoming reception space
- ❖ Beautifully landscaped gardens with covered terrace and integrated bar
- ❖ Barn-style double carport
- ❖ Walking distance to Pirbright Village Green and the added benefit of being offered with NO ONWARD CHAIN



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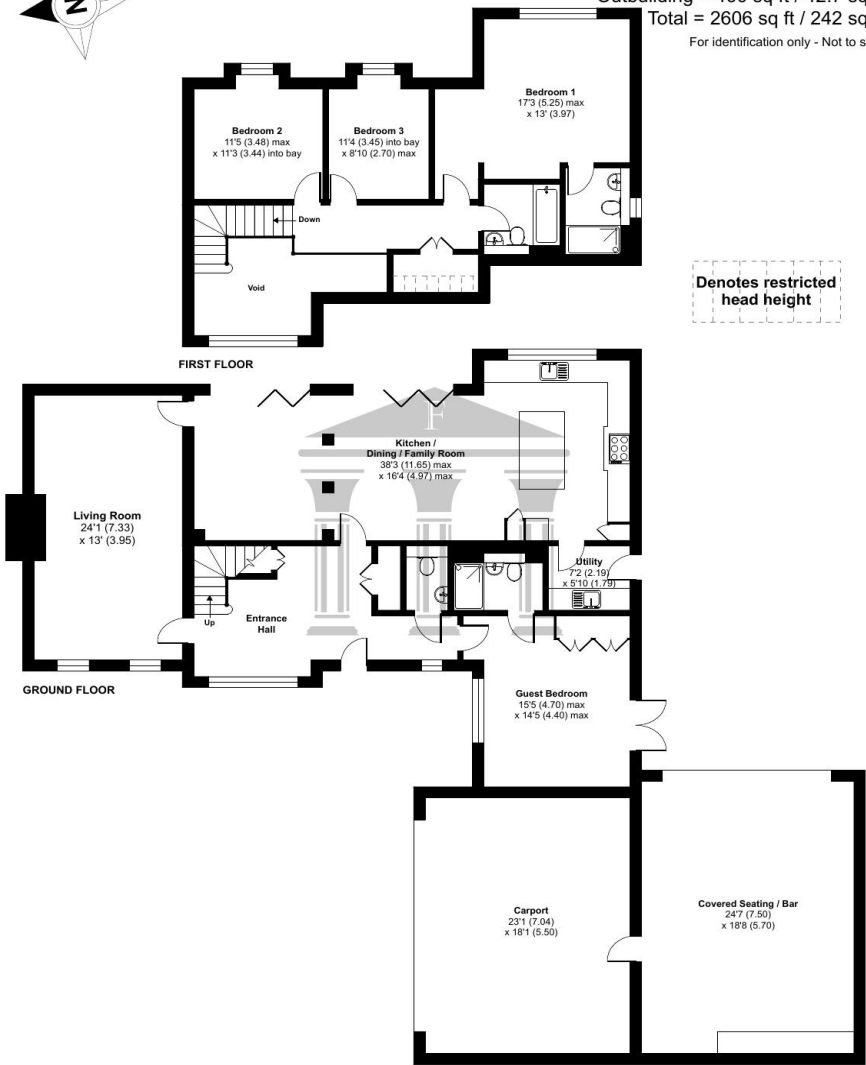
Approximate Area = 2135 sq ft / 198.3 sq m (excludes void & carport)

Limited Use Area(s) = 11 sq ft / 1 sq m

Outbuilding = 460 sq ft / 42.7 sq m

Total = 2606 sq ft / 242 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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