

East Flexford Lane, Guildford

£6,750 PCM

MARTIN&CO

East Flexford Lane, Guildford

House - Detached
6 Bedrooms, 6 Bathroom

£6,750 PCM

Date Available: 22nd October 2026
Deposit: £9,346
Unfurnished



- Stunning Location
- Galleried Entrance Hall & Landing
- Six Bedrooms All With Ensuites
- Private Garden, Detached Home Office & Double Garage
- Rustic Style Kitchen
- Rural Countryside Setting
- Within 6 miles of Guildford Station
- Security Deposit £9,346
- Council Tax Band G
- EPC rating C

An exceptional six-bedroom barn conversion combining character, space and modern country living, set against a backdrop of panoramic farmland and countryside views.

Oak beams feature throughout the property, creating warmth and authenticity, while the impressive galleried landing enhances the sense of light and openness. At the heart of the home is a generous country kitchen, ideal for family life and entertaining, complemented by a separate utility room. A beautiful sun room provides the perfect place to relax and enjoy the far-reaching rural outlook.

All six well-proportioned bedrooms benefit from their own en-suite facilities, offering privacy and flexibility for family members and guests alike.

Outside, the property is further enhanced by a detached double garage and a separate detached home office, providing an excellent dedicated workspace away from the main house. Surrounded by open countryside, this remarkable home offers an enviable blend of traditional charm, contemporary comfort and breathtaking views.

Available immediately on an unfurnished basis.
Minimum household income for references required - £202,500**
Holding deposit (one weeks rent) - £1,557
**This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.

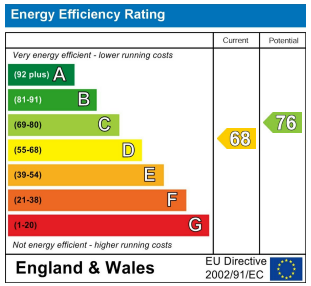


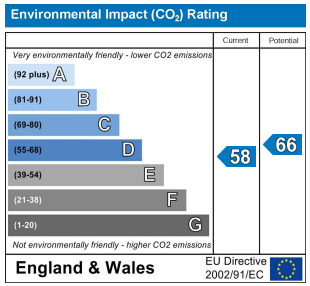






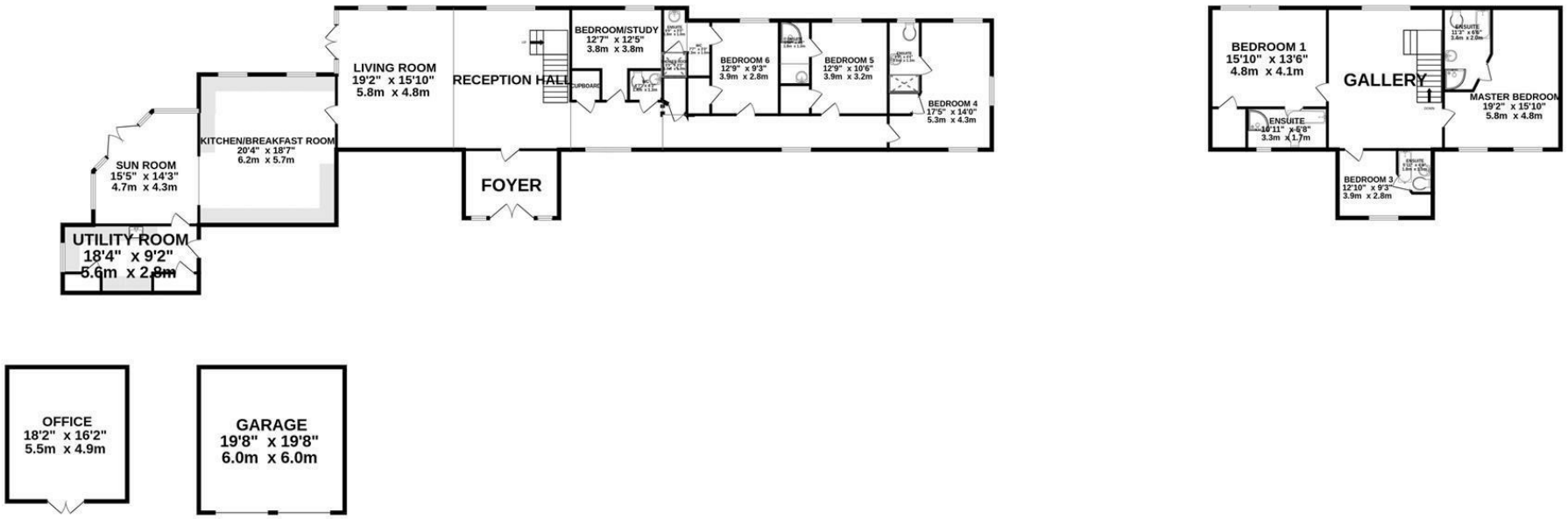



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
58
66
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
3156 sq.ft. (293.2 sq.m.) approx.

1ST FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 4181 sq.ft. (388.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Aldershot Lettings
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman