



WORPLESDON

OIEO £725,000

**Welcome to the Former Lodge
to Bridley Manor, a charming
property nestled in a
picturesque private mews,
surrounded by open fields.**

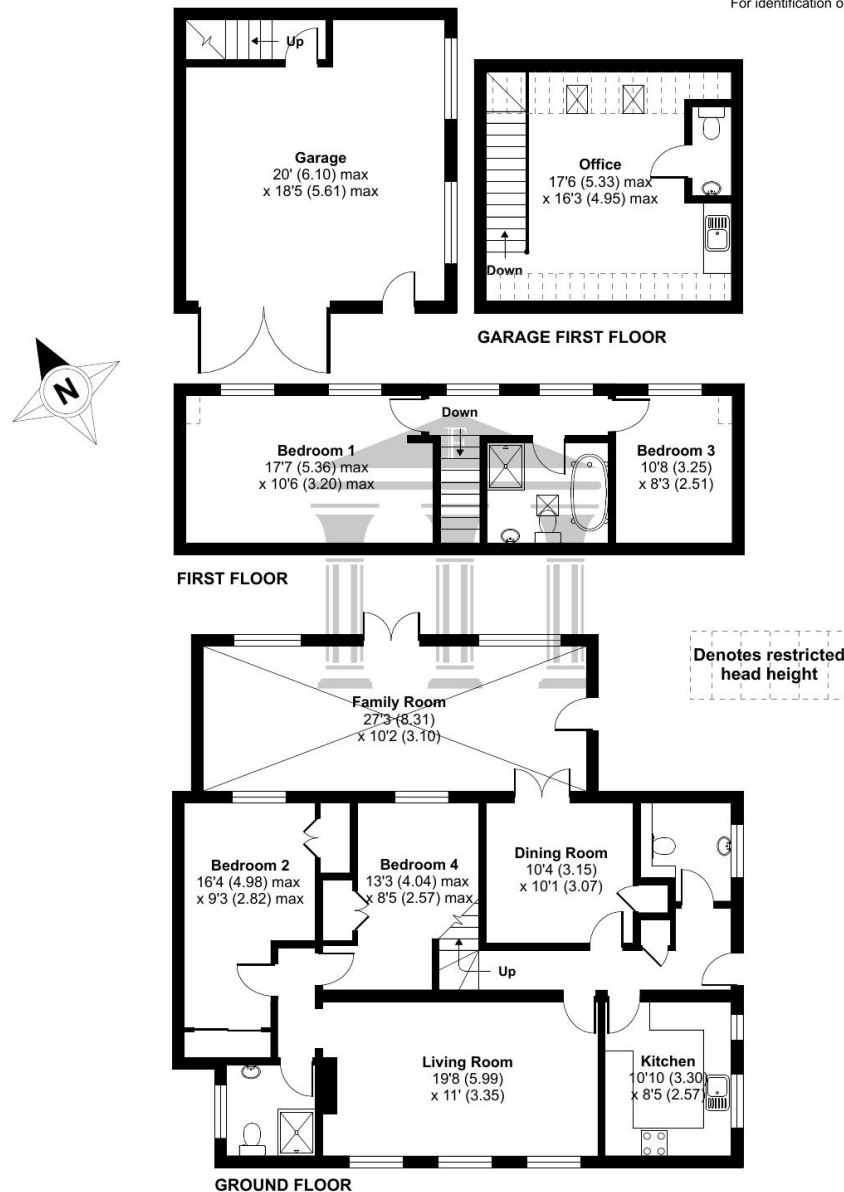
Berry Lane, Worplesdon, Guildford, GU3

Approximate Area = 2239 sq ft / 208 sq m (includes garage)

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Total = 2329 sq ft / 216.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2023. Produced for Foundations Independent Estate Agents. REF: 1012882

Berry Lane, Worplesdon, Guildford, Surrey, GU3

- **Private Mews Setting**
- **Three/Four Bedroom**
- **Character Features Throughout**
- **Three/Four Reception Rooms**
- **Views Over Open Fields**
- **Two Bathrooms**
- **Double Garage/Workshop**
- **Secluded Gardens**

Welcome to the Former Lodge to Bridley Manor, a charming property nestled in a picturesque private mews, surrounded by open fields. This delightful home exudes character, boasting an array of character features and captivating views over the expansive open fields. With three/four bedrooms, two bathrooms, and three/four reception rooms, this residence offers ample space for comfortable living.

As you step inside, you are greeted by a 19ft living room, perfect for gathering with loved ones, which boasts an enchanting period fireplace, adding warmth and charm to the ambience. Outside the mature secluded gardens provide a good degree of seclusion and privacy. For those in need of a home office or additional space, the double garage/workshop and a first-floor office provides a versatile and practical solution. Don't miss the opportunity to make this former lodge your own, where history, character, and modern comforts converge. Schedule a viewing today and envision the lifestyle awaiting you in this idyllic retreat.

Nestled in a picturesque country setting, this location offers an exceptional commute to London while providing easy access to both the charming historic town centre of Guildford and the thriving Woking Town Centre. Woking is undergoing significant improvements, transforming into a bustling cosmopolitan hub with an impressive selection of bars, cafes, and restaurants. Within the peaceful village of Worplesdon, you'll find convenient amenities such as a mainline station, bakery, hotel, public house, and Church, perfectly situated between Guildford and Woking. Both towns boast excellent shopping options, recreational facilities, and excellent educational institutions. Commuting to London Waterloo is a breeze with fast rail services, taking approximately 35 minutes from Guildford and just 24 minutes from Woking. For those travelling by car, the A3 connects seamlessly with the M25 at Junction 10 (Wisley), ensuring excellent access to Heathrow and Gatwick Airports.

Council Tax Band F - EPC Rating C

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



