



LAYTON COTTAGE

Worplesdon, Guildford, Surrey



A MUCH-LOVED FAMILY HOME IN AN ENCHANTING SETTING

Summary of accommodation

Sitting room | Dining room | Kitchen | Breakfast room | Utility room | Conservatory | Guest cloakroom | Store

Principal bedroom with en suite bathroom | Five further bedrooms | Family bathroom | Separate cloakroom

Attractive gardens with pond | Driveway with parking for several cars | Triple garage with adjoining studio and cloakroom

Summer house and potting shed | Workshop | Store

In all about 1 acre

Distances: Worplesdon Station 1.6 miles (from 32 minutes to London Waterloo), Guildford 4.3 miles, Woking 4.1 miles
Guildford station 4.4 miles (from 37 minutes to London Waterloo), Woking station 4.3 miles (from 28 minutes to London
Waterloo), A3 (Guildford northbound) 3.9 miles, A3 (Guildford southbound) 3 miles, M25 (Junction 10) 9.5 miles
Heathrow Airport 24.8 miles, Central London 32.8 miles, Gatwick Airport 34.6 miles

(All distances and times are approximate)

SITUATION

Layton Cottage is in a tucked away position in Worplesdon, a highly convenient location being just 4.1 miles south of Woking and 4.3 miles north of Guildford. Worplesdon has an exceptional bakery, hotel, pub and church, and lies between Guildford and Woking. Both towns have an extensive selection of shopping and leisure facilities.

The village is surrounded, for the most part, by areas of common or farmland. It is particularly well situated, being just over 7 miles from the M3 motorway and 4 miles from the A3, giving access to Heathrow and Gatwick airports via the M25.

The country setting provides an exceptional commute to London whilst Woking's mainline railway station offers a 27 minute fast and frequent train into London Waterloo. Fast trains from nearby Guildford, Brookwood, Worplesdon and Woking stations are all within a few miles and provide an excellent service to London Waterloo.

A short drive away, within the golden triangle, Worplesdon, West Hill, and Woking offer excellent golfing experiences.

There is a wide range of schooling in the area, including Greenfield, Hoe Bridge, Halstead, Rydes Hill, Tormead, Royal Grammar School, Guildford High, Guildford County, Lanesborough, Charterhouse and Aldro, to name but a few. Further afield is Wellington and Eton.

LAYTON COTTAGE

Layton Cottage is a much loved characterful detached country home, set discreetly within mature gardens extending to approximately one acre in one of Worplesdon's most sought-after rural locations. The property is surrounded by woodland and common land and enjoys a peaceful, private setting, whilst remaining conveniently placed for Guildford and Woking and the excellent transport links.



Believed to date back in part to 1867, the cottage displays attractive brick elevations beneath a tiled roof and has evolved over time to create a wonderfully flexible home, rich in character and offering extensive outbuildings.

The main house provides approximately 2,511 sq ft of well-balanced accommodation arranged over two floors.

Owned by our clients since 1982, Layton Cottage has been an enormously happy family house and now offers an incoming purchaser the opportunity to update and reconfigure according to their own requirements.

Layton Cottage is approached via a gently winding driveway through woodland, opening onto a gravel parking area that immediately conveys a strong sense of arrival and privacy.

The gardens are a particular highlight—informal yet thoughtfully landscaped, with lawns, mature trees, winding pathways, a pond, and a variety of secluded seating areas. The setting is both tranquil and inspirational, offering year-round interest and an idyllic countryside atmosphere.

There are a series of excellent outbuildings including a triple garage with adjoining studio with cloakroom, a summer house with potting shed and a workshop and store.

Layton Cottage is an increasingly rare and enchanting property, offering period charm, extensive accommodation and remarkable outbuildings within a beautifully private woodland setting. With its proximity to Guildford and Woking and an abundance of potential, it represents a unique opportunity to acquire a truly special country home in one of Surrey's most desirable locations.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, private drainage and oil-fired central heating.

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Rating E

Council Tax Band: G

Tenure: Freehold

Directions

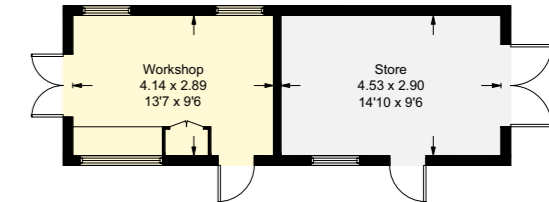
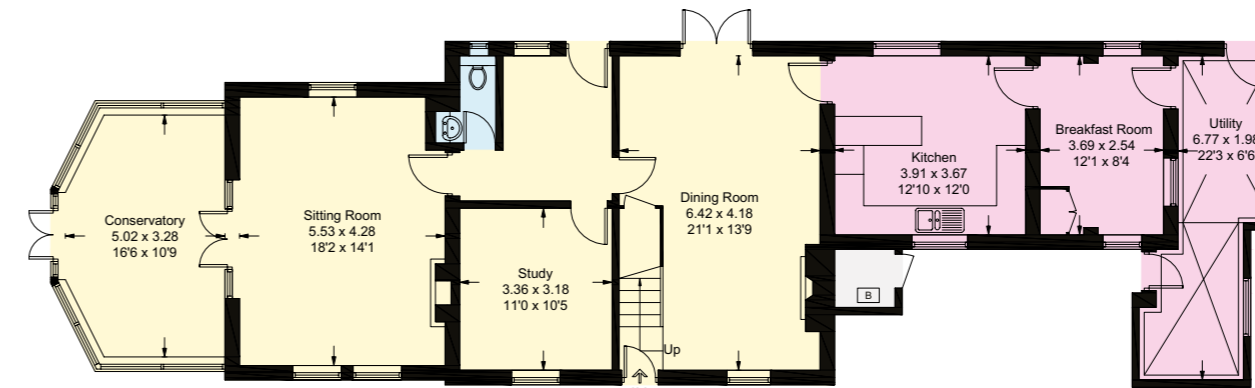
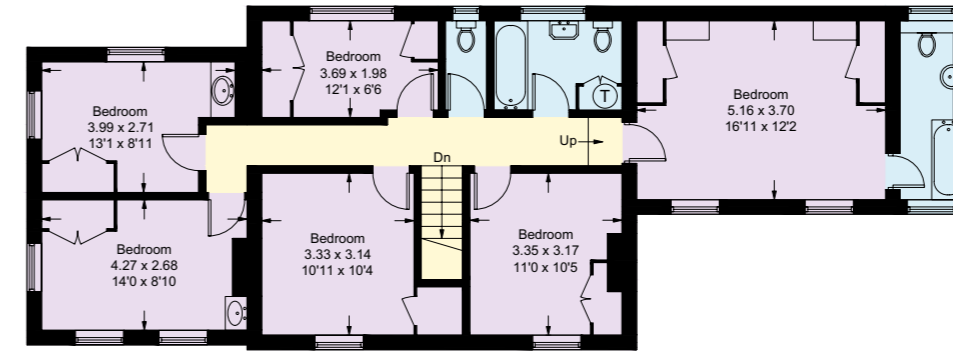
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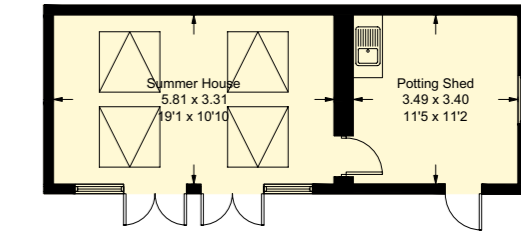
Viewings: Viewing is strictly by appointment through Knight Frank.



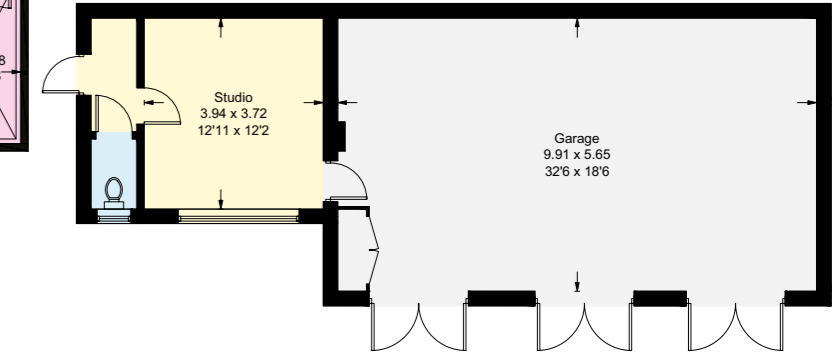
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = = 233.3 sq m / 2511 sq ft
 Outbuildings = 137.9 sq m / 1484 sq ft
 Total = 371.2 sq m / 3995 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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