



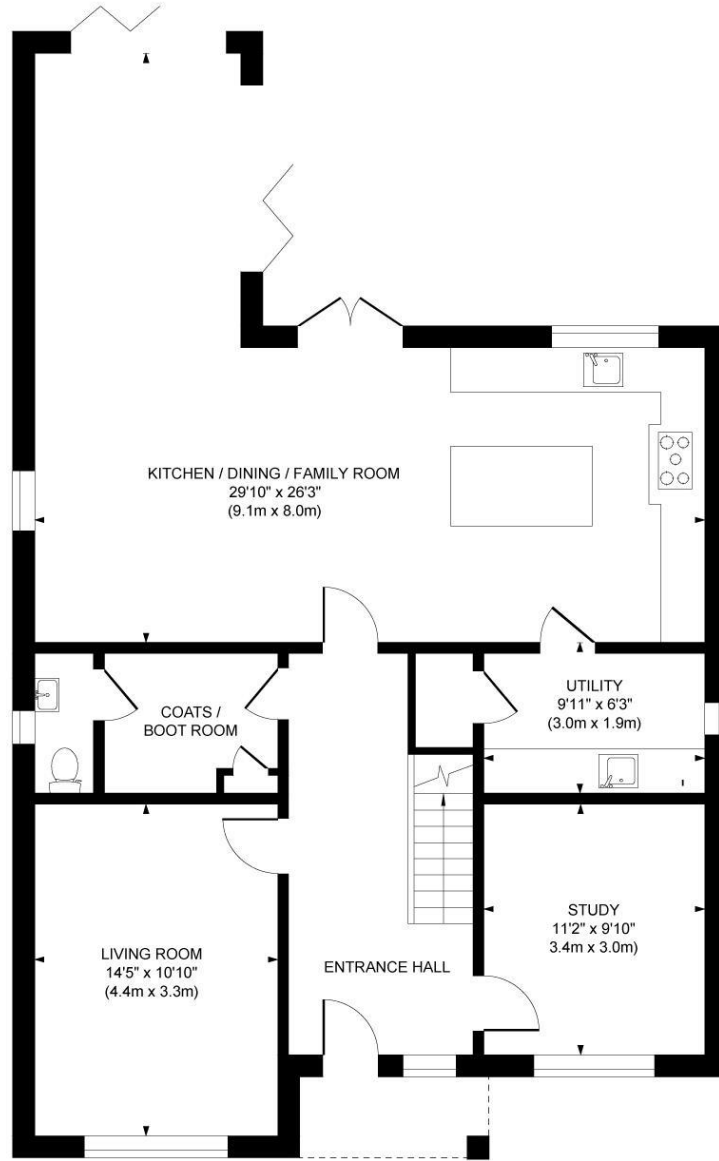
**BISLEY**

**£1,100,000**

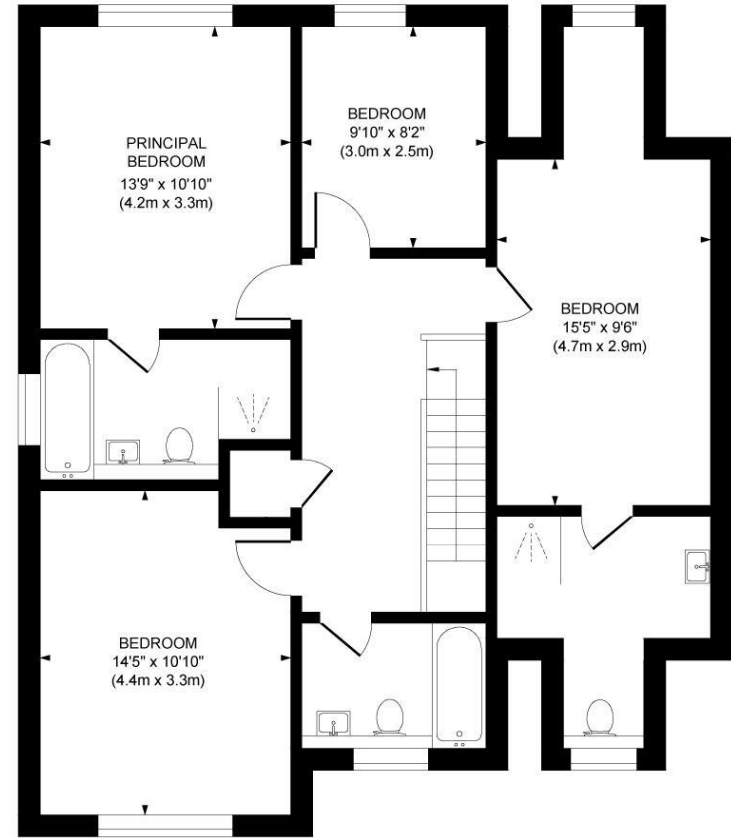
**Positioned in the heart of Bisley, an exceptional opportunity to embrace refined village living without compromising on connectivity.**

**Approximate Gross Internal Area**

2019 sq. ft / 187.63 sq. m



GROUND FLOOR



FIRST FLOOR

## Guildford Road, Bisley, Woking, Surrey, GU24

- **Four-bedroom detached new-build residence**
- **Open-plan kitchen/dining/family room**
- **Separate living room and study**
- **Principal bedroom with en-suite**
- **Air source heat pump & underfloor heating**
- **Landscaped garden and driveway**
- **EV Charging & 10 year warranty**

Positioned in the heart of Bisley, an exceptional opportunity to embrace refined village living without compromising on connectivity. This newly built four-bedroom detached home offers over 2,000 sq. ft. of beautifully curated accommodation, perfectly suited to modern family life. Traditional architectural styling blends seamlessly with contemporary design and advanced energy efficiency, creating a home that feels both timeless and forward-thinking.

At the centre of the property is a stunning open-plan kitchen, dining and family space — a light-filled environment designed for gathering, entertaining and everyday living. Bi-fold doors open onto landscaped gardens, encouraging a natural flow between inside and out during the warmer months. A separate sitting room provides a more intimate retreat for quiet evenings, while a dedicated study caters effortlessly to home working. Thoughtful additions such as a boot room and utility room ensure the practicalities of daily life are discreetly managed.

Upstairs, four generously proportioned bedrooms offer comfort and privacy, including a luxurious principal suite with its own en-suite shower room. The bathrooms are finished to an exacting standard, complementing the home's overall sense of understated elegance. Underfloor heating, powered by an air source heat pump, together with an EV charging point, ensures the property is as efficient as it is stylish.

Life here is defined by balance. Surrounded by open countryside and close to the green expanses of Horsell and Chobham Commons, yet within easy reach of Woking for fast trains to London Waterloo and convenient road links via the A3 and M3, this address offers the best of both worlds. 307A Guildford Road is more than a house; it is a considered lifestyle choice in one of Surrey's most desirable village settings. With its rare combination of spacious interiors, large landscaped garden with paved terrace, this property represents a truly exceptional Surrey lifestyle.

Tenure: Freehold

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