



BURDENSHOT HOUSE

Burdenshot Hill, Worplesdon, Nr Guildford, Surrey



AN EXCEPTIONAL AND SUBSTANTIAL COUNTRY RESIDENCE IN A PRIME RURAL LOCATION WITHIN WALKING DISTANCE OF WORPLESDON TRAIN STATION

Summary of accommodation

Reception hall | Drawing room | Study | Dining room | Living room | Conservatory | Kitchen/breakfast room
Utility room | Boiler room | Two cloakrooms

Leisure complex with indoor pool, gym, sauna, changing room and shower room

Principal bedroom with dressing room and bathroom | Guest bedroom suite with dressing room and bathroom
Five further bedrooms | Two further bath/shower rooms

Extensive outbuildings and a triple garage

Beautiful south-facing gardens with tennis court

In all about 1.93 acres

In addition, the residents of Burdenshot Hill and nearby Prey Heath Road jointly own nearly 40 acres to the front and back of the property, currently grazed under a farm tenancy.

BURDENSNOT HOUSE

Beautifully positioned within a coveted private road, Burdenshot House offers an exquisite balance of tranquillity, exclusivity and connectivity. Set within extensive, gated grounds approaching two acres, the property enjoys outstanding south-facing gardens and uninterrupted views across adjoining fields, delivering a truly idyllic rural lifestyle just moments from local amenities and a mainline station.

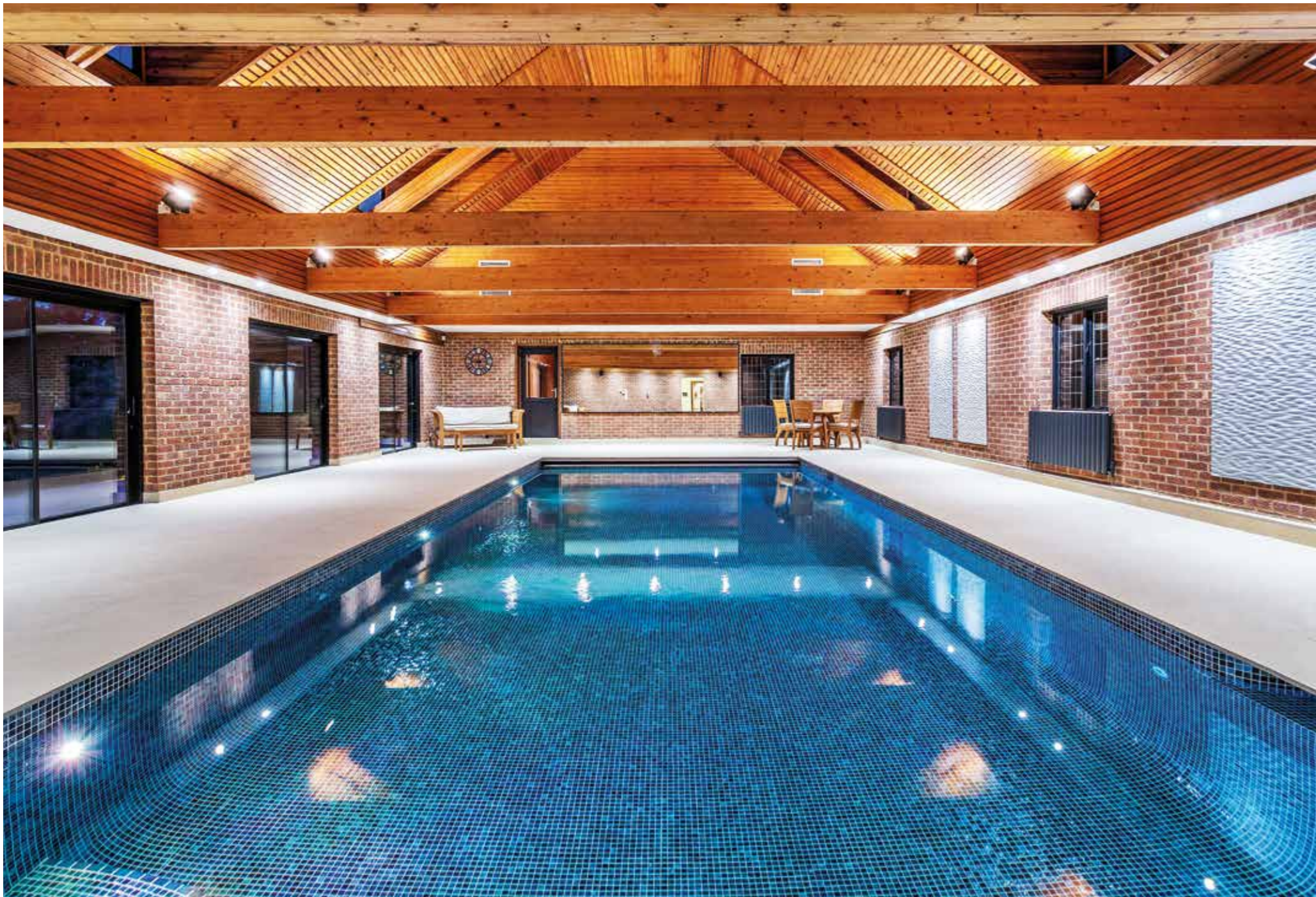
Extending to over 7000 sq ft of residential accommodation, this remarkable residence combines elegant period character with thoughtfully curated contemporary design. Built in 1919, the house retains a wealth of original features while being impeccably styled for modern family living. A refined double-fronted tile hung façade, leaded windows and statuesque chimneys, opens into a welcoming central entrance hall where exposed beams and generous glazing create a sense of timeless elegance. The ground floor provides a series of beautifully proportioned reception spaces, all enjoying enchanting garden views and designed for both formal entertaining and relaxed daily living.

A light-filled drawing room, with intricate hex-weave wood flooring, flows seamlessly into a splendid conservatory, where sliding doors offer access to the terraces and gardens beyond. The interconnecting living and dining rooms offer further versatility, enhanced by bay windows, French doors and open fireplaces that add warmth and charm throughout the seasons. A well-appointed study provides a peaceful retreat, also opening directly onto the outdoor spaces.



At the heart of the home, the kitchen/breakfast room features extensive cabinetry topped with black granite, a central island, integrated appliances and a range cooker with mantel extractor. An adjoining utility room offers excellent practical space, complete with independent access and a discreet back staircase to the first floor.





A standout feature of Burdenshot House is its exceptional leisure complex. Accessed via an inner hallway, this impressive space includes a spectacular pool room measuring approximately 50 ft x 30 ft, with vaulted ceiling and a magnificent swimming pool, a sauna, gym and fully equipped changing facilities with expansive sliding doors opening onto the gardens, allowing the space to transform effortlessly in warmer months.

The first floor is equally impressive, offering seven double bedrooms, each enjoying delightful outlooks over the surrounding grounds and countryside.





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



Approximate Gross Internal Area
 Main House 7,047 sq. ft / 654.72 sq. m
 Garage & Tool Shed 1,143 sq. ft / 106.21 sq. m
 Outbuilding 366 sq. ft / 33.98 sq. m
 Total 8,556 sq. ft / 794.91 sq. m

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.





OUTSIDE

The beautifully landscaped grounds provide both privacy and outstanding natural beauty. Extending to nearly two acres, the gardens are bordered by fields to the front and rear, jointly owned by residents of the private road, ensuring a rare sense of openness and seclusion. Highlights include expansive terraces spanning the rear of the house, ideal for outdoor dining and entertaining, a charming pergola, tranquil pond and secluded shaded areas. In addition, there is a tennis court, discreetly positioned behind mature trees.

To the front, there is triple garaging and additional garage/workshop with loggia and barn storage as well as a generous brick-paved driveway providing ample parking.





SITUATION

Worplesdon is a highly sought-after Surrey village, ideally situated between Woking and the historic town of Guildford. Surrounded by common land and countryside, the area offers a wonderful balance of rural charm and accessibility.

Worplesdon station is just a short walk away, providing a direct service to London Waterloo from approximately 32 minutes. Excellent road links via the A3 connect to London and the wider motorway network whilst there are extensive shopping, dining and leisure facilities available in nearby Guildford and Woking.

The area is renowned for its excellent schooling, including Royal Grammar School, Guildford High School, Tormead, Charterhouse, and others.

For leisure, world-class golf courses such as Worplesdon, West Hill, and Woking are nearby whilst further afield is Wentworth and Sunningdale.

Distances: Local shops 1.5 miles, Woking 3.7 miles, Guildford 4.3 miles, Central London 31.3 miles.

Train stations: Worplesdon 0.3 miles on foot (London Waterloo from 39 minutes), Brookwood 3.4 miles (London Waterloo from 35 minutes), Woking 3.9 miles (London Waterloo from 23 minutes).

Roads: A3 (Burpham) 2.8 miles, M3 (Junction 3 at Bagshot) 6.8 miles, M25 (Junction 10) 10 miles.

Airports: Heathrow (Terminal 5) 22 miles, Gatwick 36 miles
(All distances and times are approximate).





PROPERTY INFORMATION

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

Local Authority: Woking Borough Council: 01483 755 855

Tenure: Freehold

Council Tax Band: H

EPC: D

Directions (GU3 3RL)

What3words: ///pretty.pushes.rarely

From Guildford/A3, take the A320 (north) towards Woking. Turn left onto Burdenshott Road passing The Jolly Farmer and after 0.6 miles, turn right into Burdenshot Hill where Burdenshot House will be found on the right-hand side.

Tim Harriss

01483 617910

tim.harriss@knightfrank.com

Julia Meadowcroft

07976 824109

julia.meadowcroft@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk



Your partners in property



1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated Summer 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



View over fields to the front