



East Flexford Lane Nr Guildford GU3

£4,800 per month - Available 01/09/2014

HAMPTONS
INTERNATIONAL

Beyond your expectations

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An exquisite barn conversion in a rural location on the outskirts of Guildford, providing flexible living and entertaining accommodation with outstanding views over farmland.

6 bedrooms | 6 en suite bathrooms | Kitchen/breakfast room | Utility room | Family room | Reception area | Open living room | Porch | Cloakroom | Office/Study | Garage | Storage barn | Ample parking.

Description

An exquisite barn conversion in a rural location on the outskirts of Guildford, providing substantial and flexible living space with outstanding views over farmland.

Accommodation comprises a stunning double height entrance hall with floor to ceiling windows looking out over the garden and local countryside, an open reception room, a large country kitchen with separate utility room, a beautiful sun room, a separate office/study, a vaulted master bedroom (with en suite) and five further bedrooms suites. The house is presented in immaculate condition through out and further benefits from a double garage, a storage barn and ample parking.

Situation

Wanborough is a pretty hamlet located in an area of outstanding natural beauty, about 5 miles from both Guildford and Godalming and borders lovely countryside. There are two public houses, various sports clubs, a primary school and a 15th century church. For more comprehensive shopping, Guildford has a wide range of shopping, social, recreational and educational facilities and a main line station to London Waterloo with frequent services in about 38 minutes. The A3, accessible via the A31 Hog's Back, gives access to London, the south coast and the M25.

Furnishing

Unfurnished



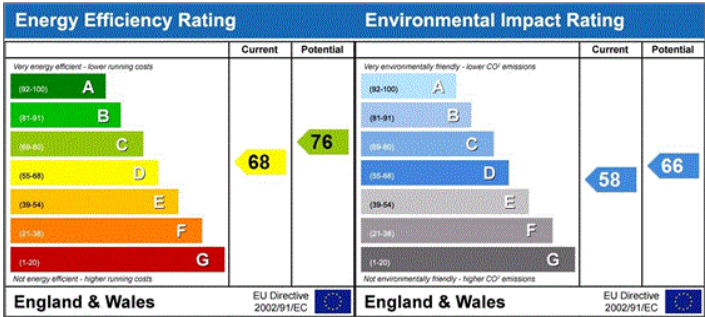
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.