

Premium



Pyle Hill Woking GU22

£3,750 Per Month - Available 15/07/2017

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*A lovely 5 bedroom family home in an exclusive and private location. The property is set behind electronic gates, in approximately 0.9 acre.*

Detached | Hallway | Living Room | Office | Kitchen | Breakfast Room | Dining Room | Cloakroom | 5 bedrooms | 2 En suites | Family Bathroom | Loft Room | Garage | Driveway.

### Description

A well presented home in an exclusive private road. The property sits centrally in gardens of just under 0.9 acre in this most highly prized of addresses, surrounded by a pleasant neighbourhood. The living space is well designed with an intuitive flow and almost 3000 sq ft over 3 floors. There is a kitchen/ breakfast room and an adjacent family room/ office. Off the kitchen is a utility area and boot room. Both formal dining room and sitting room are double aspect with pleasant views. On the first floor there are 5 bedrooms including a master suite and guest suite, along with a family bathroom.

### Situation

The property is located between Guildford (4.1 miles) and Woking (2.6 miles) on a highly

regarded, semi rural private road. Both Guildford and Woking provide an extensive range of shopping, social and recreational amenities. Worplesdon station is approximately a mile away and offers services to London Waterloo in approximately 32 minutes. The A3 provides access to London, the south coast via the M25 to Heathrow and Gatwick. There are a number of excellent schools in the area, both state and private.

### Furnishing

Unfurnished



kitchen



hallway

### Hamptons Guildford Lettings

2 Chertsey Street

Guildford GU1 4HD

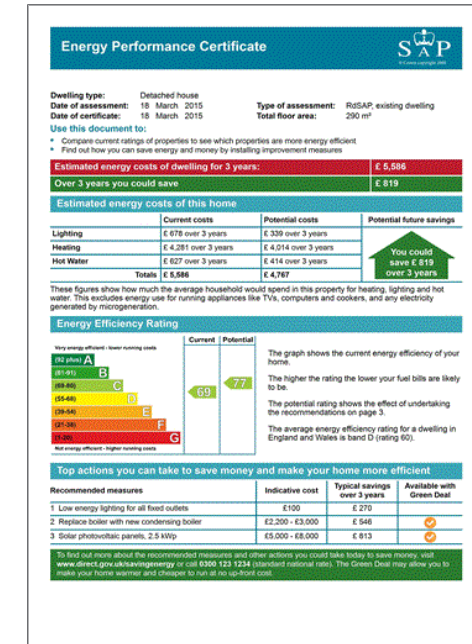
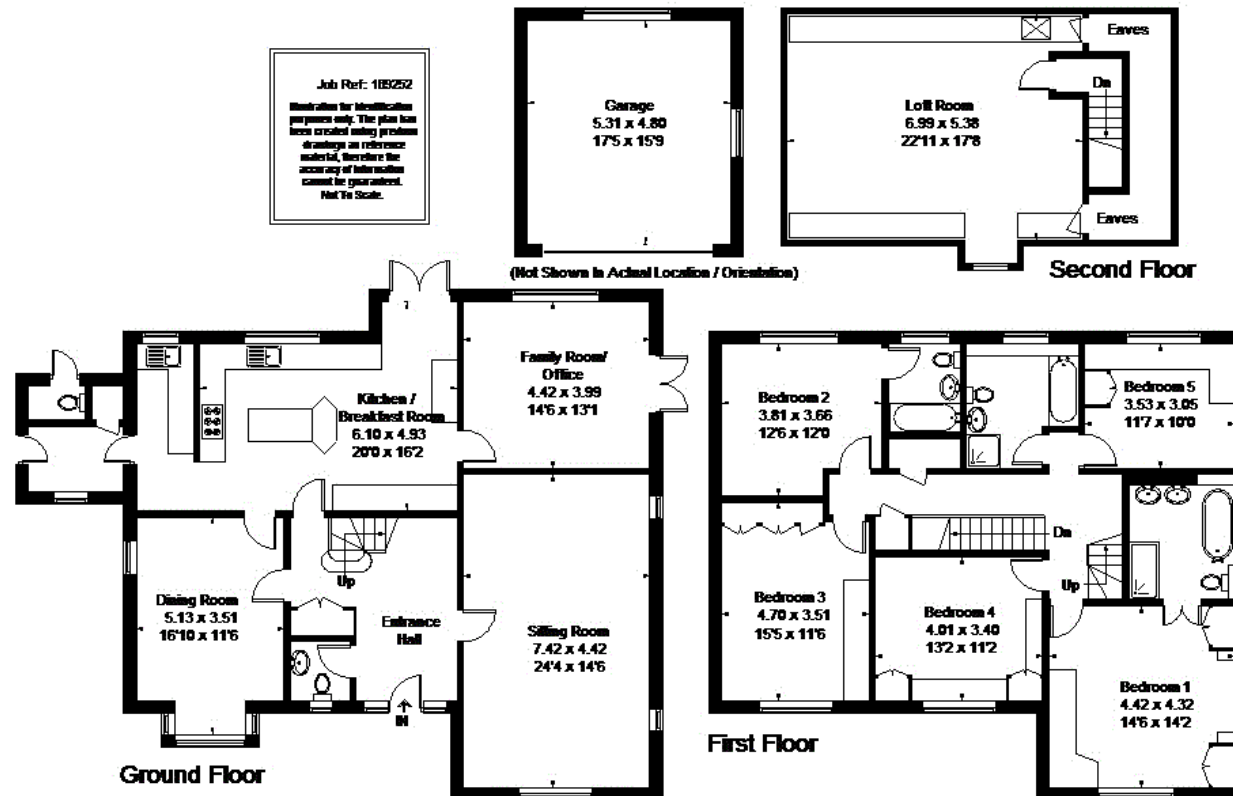
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**Pyle Hill, Woking**  
 Approximate Gross Internal Area  
 278.3 sq m / 2996 sq ft (Excluding Eaves)  
 Garage = 25.4 sq m / 273 sq ft  
 Total = 303.7 sq m / 3269 sq ft

□ = Reduced headroom below 1.5m / 5ft

Job Ref: 188252  
 This plan is for identification purposes only. The plan has been created using standard drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



**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.

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