



Berry Lane, Worplesdon
Guildford, Surrey, GU3



Beyond your expectations

Stunning character home in charming village location

Hamptons International

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www.hamptons.co.uk

4 Bedrooms | 3 Reception Rooms | Family Bathroom | En Suite Shower Room | Kitchen/Breakfast Room | Orangery | Utility Room and W.C | Garden And Patio | Private Parking and Detached Garage | Artist Studio | Storage Shed | Village Centre Location

Guide Price £800,000 Freehold

Description

This stunning double-fronted detached family home is ideally located in the highly desirable area of Fox Corner, between Pirbright and Worplesdon. This home has been thoughtfully extended with no expense spared, using traditional materials in-keeping with the original house. Particular features are the bespoke hardwood orangery, wood burning stove, sash windows, bespoke painted 'Neptune' kitchen, fireplaces, ensuite shower room and a roll top bath.

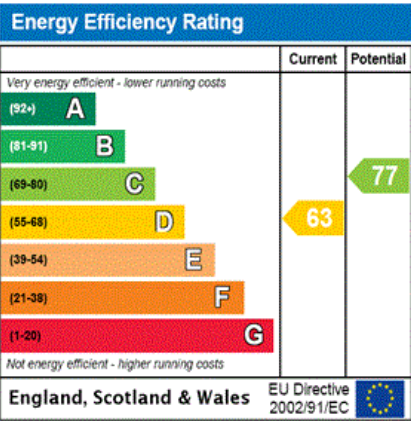
Outside

To the front of this charming Edwardian property is a pretty garden with a low brick wall on the boundary. There is a gravel parking area that is off set to the right hand side of the property, located in front of the detached garage. There is access to a south facing, private rear garden with a secluded patio area directly to the rear of the house that can also be accessed from the orangery, making it ideal for entertaining and alfresco dining. The garden is beautifully maintained with a well proportioned flat lawn and mature trees, box hedging and borders adding details to the area. To the rear of the detached garage is an artist studio which benefits from the bright southerly orientation. There is also a useful 'lean to' storage shed to the side of the property.

Location

Rose Cottage is located in the heart of Fox Corner, just 1.3 miles from the centre of Worplesdon. Fox Corner is a small village lying in a rural pocket between Guildford

and Woking on the fringe of Pirbright Common. The village has a bakery, a nature reserve, and a well regarded Gastro pub. There is also a local sports ground with tennis, cricket and football clubs and a new sports pavilion. The property is well positioned for excellent transport links as there is a bus stop with regular services to Guildford and Woking throughout the week. Brookwood railway station is 1.8 miles away and offers a fast train to London Waterloo in about 35 minutes. Both Worplesdon and Woking railway stations also offer fast services to London Waterloo, within 2.3 and 4.2 miles respectively. The A3 is about 3 miles away which links to the M25 motorway network and Heathrow and Gatwick Airports, as well as the South Coast. A first class choice of retail and recreational amenities can be found in Guildford and Woking which each offer an extensive range of shops and sporting facilities, well-known theatres and a wide selection of restaurants and bars. A good choice of both state and private schools can be found in the area, including Pirbright Village Primary School, Worplesdon Primary School, Rydes Hill, Hoe Bridge School, Lanesborough, the Royal Grammar School, Guildford High School and Tormead, amongst others.



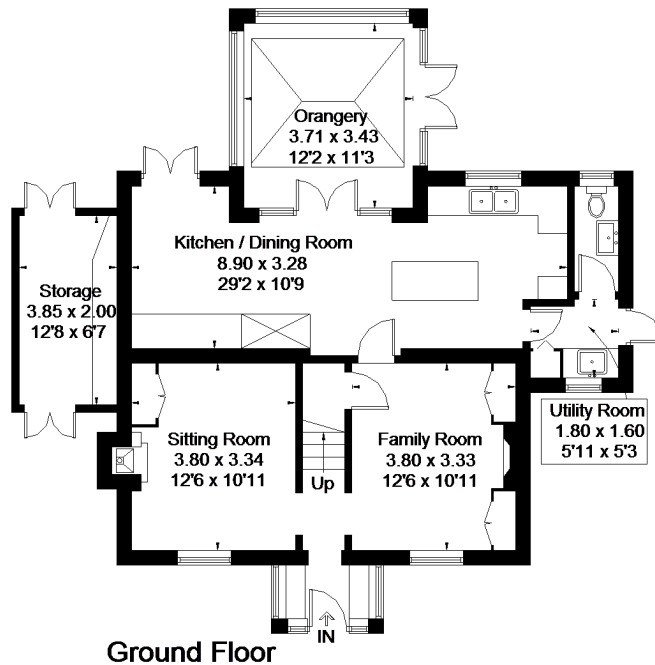
Berry Lane, Worplesdon, Guildford

Approximate Gross Internal Area = 137 sq m / 1475 sq ft

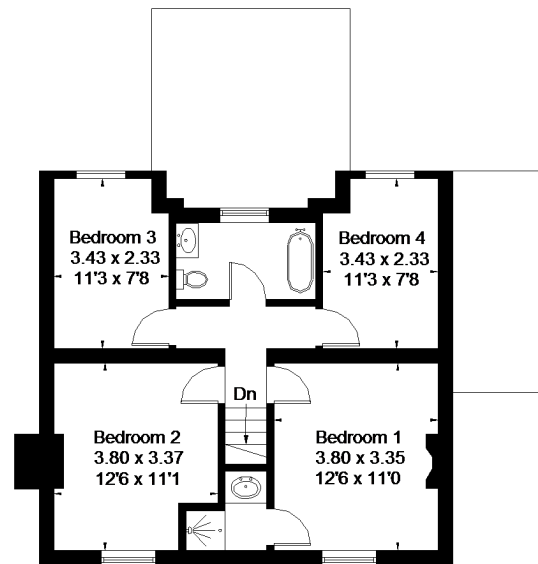
Outbuilding = 24.9 sq m / 268 sq ft

Storage = 7.7 sq m / 83 sq ft

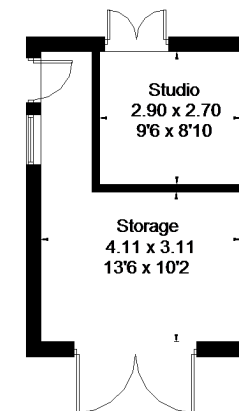
Total = 169.6 sq m / 1826 sq ft



Ground Floor



First Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)

FLOORPLAN© 2018 0203 9056099 Ref: 204033

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

