



*Homes of Distinction*



## Sutton Green

Eastfield, Pyle Hill, Sutton Green, GU22 0SR

*A delightful 5 bedroom detached family residence.*

Situated in one of Woking's hidden gems and arguably one of the most delightfully rural settings is Eastfield, a 5 bedroom detached family residence which has been superbly extended and modernised to create spacious and extensive living accommodation.

The large bespoke kitchen/breakfast room has been cleverly designed to utilise every inch of this wonderful space, which is the beating heart of this home. The cabinets are classic in style with modern splashes throughout the appliances. Double opening doors lead you through to the breath-taking main reception room which has a barn conversion feel with exposed brick walls and timber beamed vaulted ceiling. The magnificent fireplace takes centre stage here and beckons you to be seated and resting right by it. There are 4 further reception rooms offering views over the gardens with a study, family room, dining room and playroom. There is also a utility room and shower room on the ground floor.

Upstairs the galleried landing offers space for relaxing and seating and every room leads off from this impressive space. The principal suite is nestled to the rear of the property with spectacular views over the manicured lawns. The fully fitted dressing room leads you through to the large and impressive ensuite. There are 3 further double bedrooms, one of which has an ensuite shower room and a further single bedroom. The property sits within its fully landscaped and recently designed 1.2 acre plot. The most spectacular and wonderful entertaining space is offered on the large terrace around the pool with the bespoke glazed garden lounge being a feature and focal point of this thoughtfully designed area.

The garden backs onto the Sutton Green Golf Club whilst being completely secluded from the neighbouring properties. The gated driveway sweeps into and leads to the triple garage with separate annex above. If you dream of living in a rural location but still need to have easy and direct access to Woking train station, then Pyle Hill is Surrey's best kept secret!



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





## LOCATION

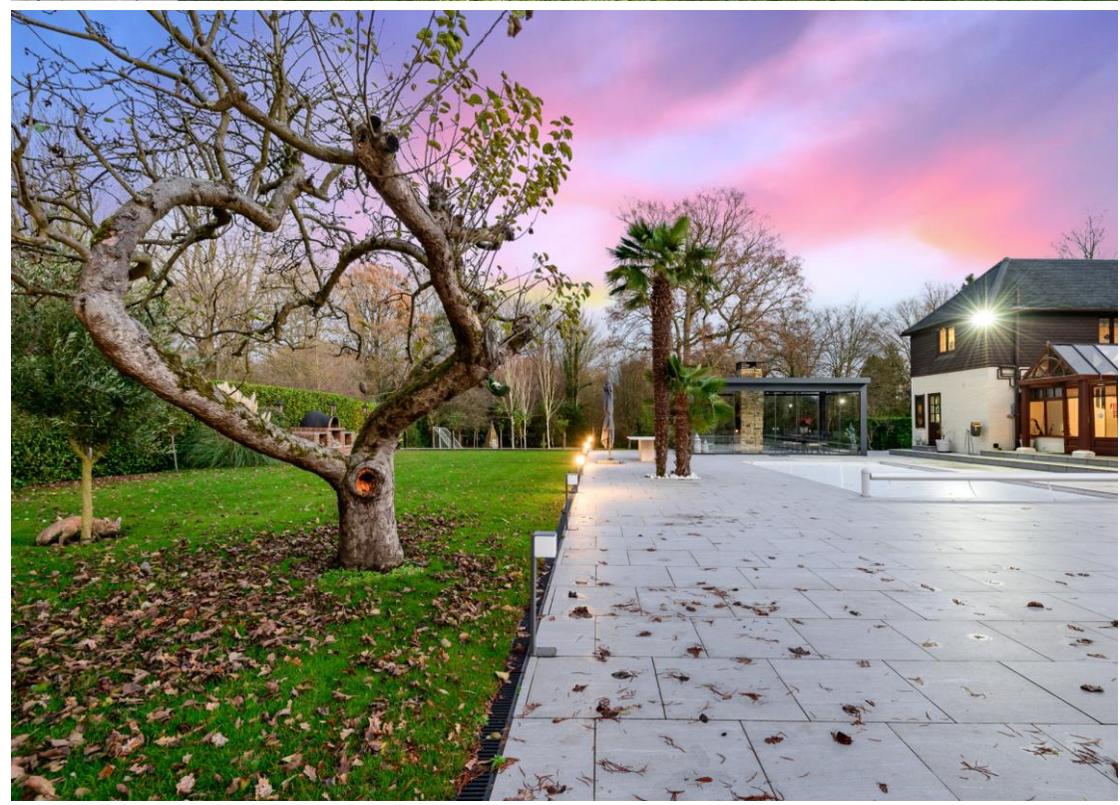
Sutton Green has a distinct country feel and is a rare find locally, feeling truly pastoral yet not remote and offers a popular public house with a village hall. An extensive range of shopping is found in Guildford around three miles away. Guildford High Street is known within Surrey for its attractive ancient cobbles and pretty shops under the backdrop of the local Downs. Both Woking and Guildford have excellent rail links to London with Woking being fastest within 25 minutes. The A3 trunk road can be accessed at Burham around 1.5 miles away and gives a quick link to central London (27 miles) and both Heathrow and Gatwick Airports.





## ACCOMMODATION & SPECIFICATION

- ❖ 5 Bedrooms
- ❖ 5 Reception Rooms
- ❖ Garden Glazed Lounge
- ❖ 1.2 Acre Plot
- ❖ Triple Garage
- ❖ Separate Annex
- ❖ Impressive Terrace with Swimming Pool
- ❖ Exclusive Private Road
- ❖ Rural Location
- ❖ Walking Distance of Worplesdon Train Station



# Eastfield, Pyle Hill, Woking, GU22

Approximate Area = 4603 sq ft / 427.6 sq m (includes garage)

Limited Use Area(s) = 170 sq ft / 15.8 sq m

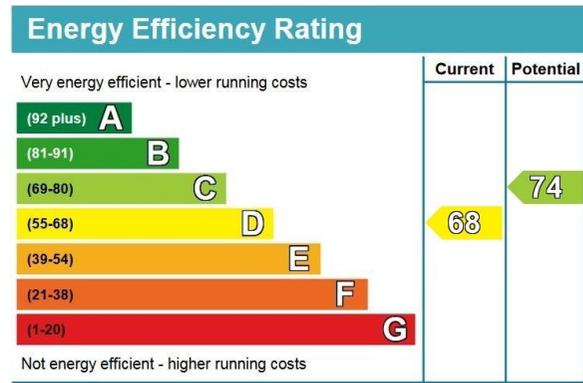
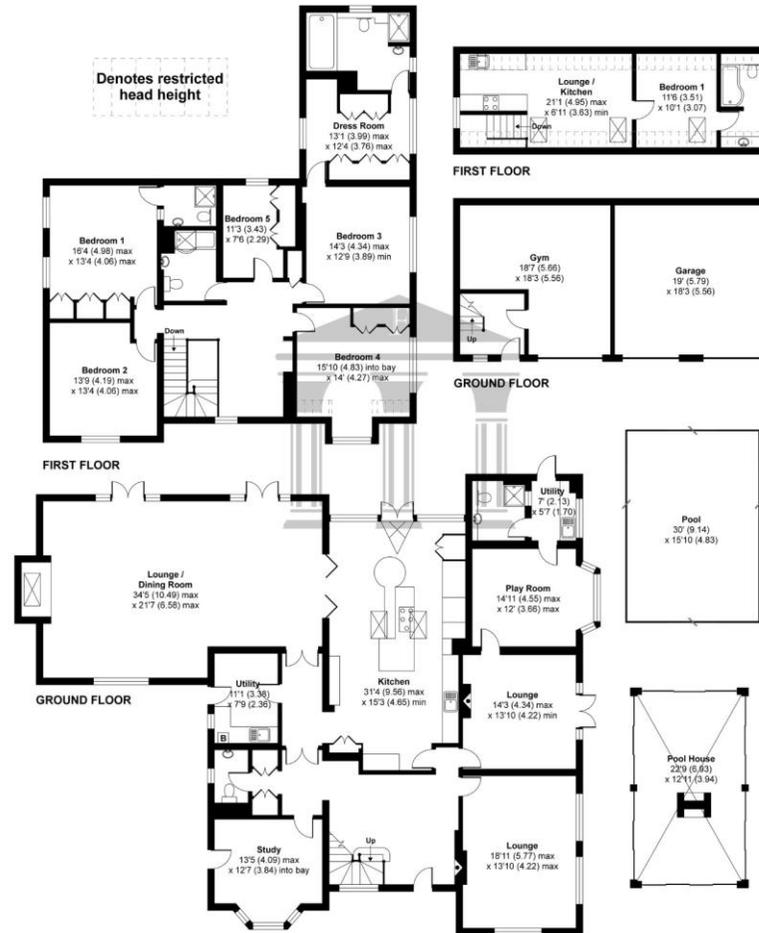
Outbuilding = 924 sq ft / 85.8 sq m

Total = 5697 sq ft / 529.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Foundations Independent Estate Agents. REF: 793240



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