



PIRBRIGHT

OIEO £1,000,000

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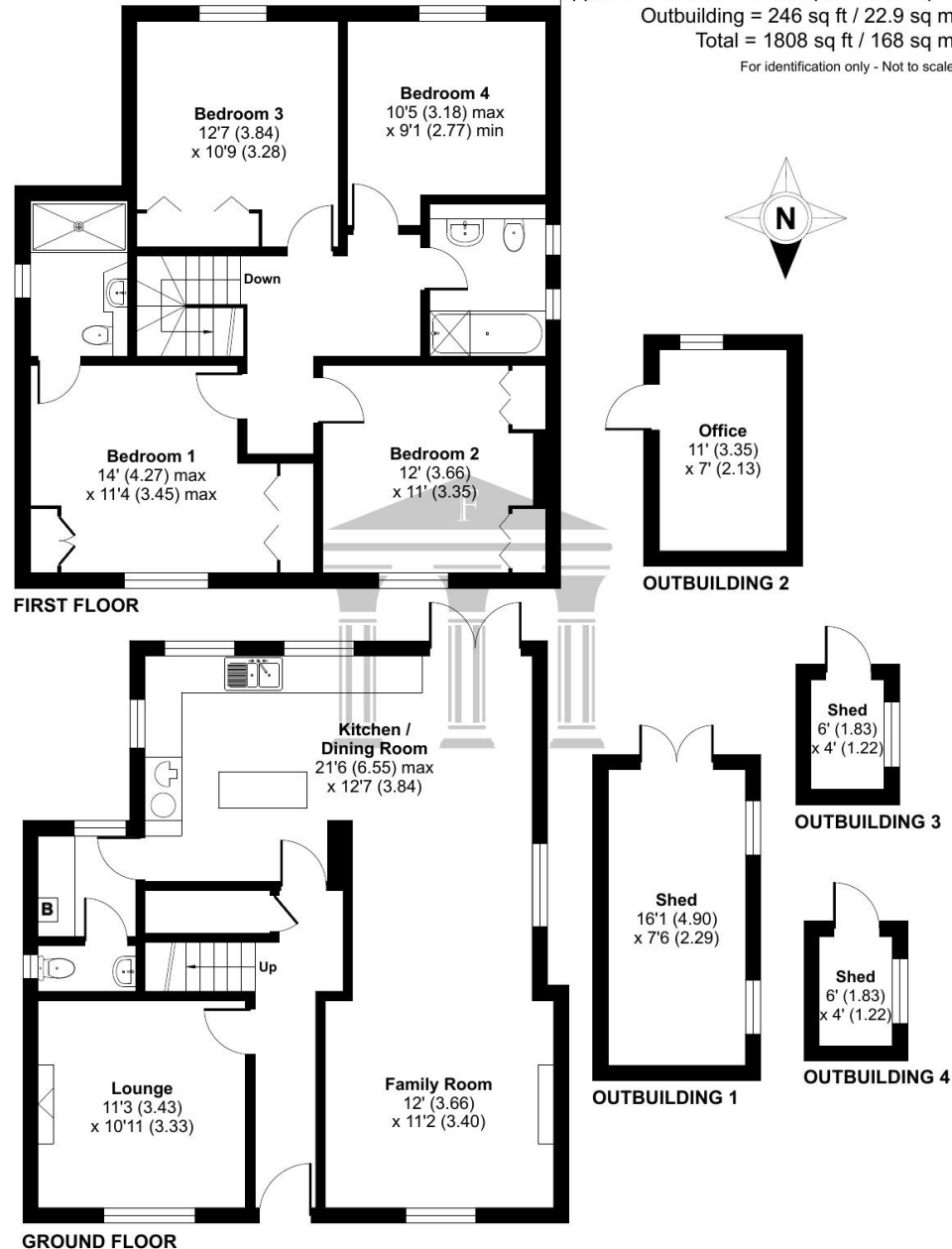
School Lane, Woking, GU24

Approximate Area = 1562 sq ft / 145.1 sq m

Outbuilding = 246 sq ft / 22.9 sq m

Total = 1808 sq ft / 168 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1096128

School Lane, Pirbright, Woking, Surrey, GU24

- **Detached Double Fronted Period Residence**
- **Four Bedrooms**
- **En-Suite To Principal Bedroom**
- **Open Plan Kitchen/Dining Room**
- **Separate Family Room**
- **Walking Distance of Brookwood Station**
- **Garage & Off Road Parking**

Ideally positioned in the sought-after village of Pirbright, this charming detached double-fronted period residence offers a perfect blend of character and modern convenience. Just a short stroll away from Brookwood mainline station, commuting is effortless, while the village's amenities are within easy reach.

The spacious accommodation features a welcoming sitting room boasting an open fire, providing a cosy ambiance for relaxation. A separate family room or playroom, complete with a wood-burning stove, offers versatile living space for the whole family to enjoy. The heart of the home lies within the beautifully appointed open plan kitchen/dining room, featuring a centre island and French doors leading to the rear garden, perfect for indoor-outdoor entertaining. Additionally, a utility room and downstairs cloakroom add practicality to the layout. Upstairs, four bedrooms await, including the principal bedroom with its own en-suite shower room, while a beautifully appointed family bathroom caters to the needs of the household. Outside, the property boasts a gravel driveway providing off-road parking and leading to a detached garage. The rear garden, a delightful southerly facing corner plot, offers a peaceful retreat with a good degree of seclusion and privacy, complete with a log shed, additional shed, and outdoor lighting and tap, making it an ideal space for outdoor enjoyment and relaxation.

Pirbright is a picturesque village on the outskirts of both Woking and Guildford boasting a wealth of character and charm. This peaceful rural location has an excellent range of both state and independent schools, local shops fronting onto the village green with cricket ground and many local pubs. The village is approximately 1.5 miles from Brookwood station offering links to Waterloo within 35 minutes whilst only being roughly 6 miles from Woking and 7 miles from Guildford. The surrounding picturesque countryside is ideal for walking, cycling and riding. West Hill, Woking, Worplesdon and Chobham Golf Courses are all within close proximity. Pirbright Tennis Club is nearby with the renowned Woking Lawn Tennis and Croquet Club conveniently located in Hook Heath. Several equestrian facilities are available and include the Stanley Hill Equestrian Centre.

Council Tax Band G

EPC Rating D

Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



