



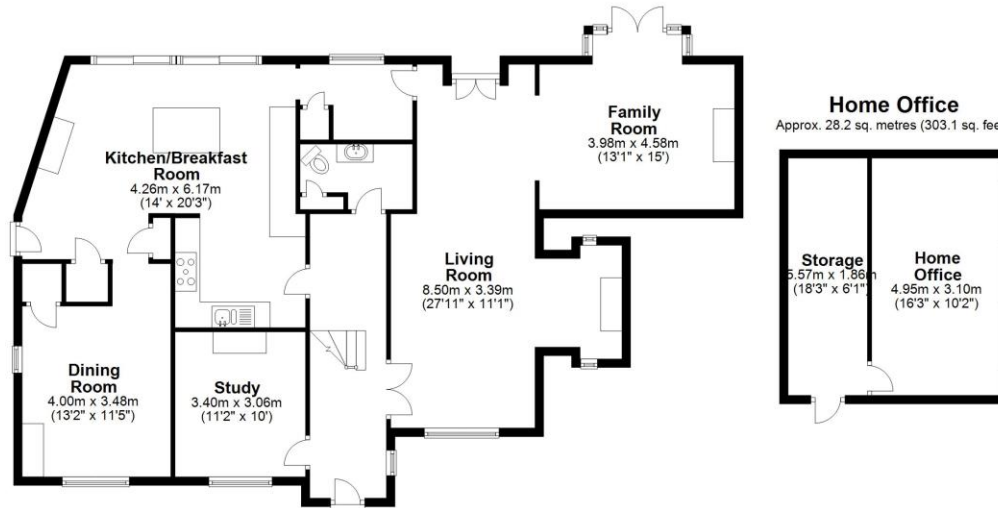
## SUTTON GREEN

**£1,250,000**

**An outstanding double fronted  
1920s detached family residence  
located in the highly sought  
after village of Sutton Green.  
'Bydand' sits on a wonderfully  
secluded plot of approximately  
1/3 of an acre.**

### Ground Floor

Approx. 132.9 sq. metres (1430.6 sq. feet)



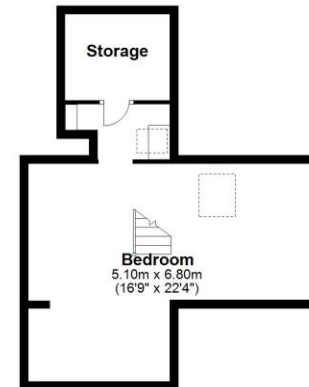
### First Floor

Approx. 90.4 sq. metres (973.4 sq. feet)



### Second Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 287.5 sq. metres (3094.9 sq. feet)

## Sutton Green Road, Sutton Green, Guildford, Surrey, GU4 7QD

- **Double Fronted 1920's Detached Residence**
- **Luxuriously Appointed Kitchen/Breakfast Room**
- **Double Aspect Family Room With Inglebrook Fireplace**
- **Dining Room**
- **Four Double Bedrooms**
- **Two Bathrooms**
- **Barn Style Garage Converted Into A Home Office**
- **1/3 Of An Acre Plot**
- **Village Location**

An outstanding double fronted 1920s detached family residence located in the highly sought after village of Sutton Green. 'Bydand' sits on a wonderfully secluded plot of approximately 1/3 of an acre and benefits from lovely views over open fields.

The accommodation comprises a double aspect drawing room with a stunning inglenook fireplace, a luxuriously appointed kitchen/breakfast room with bi-folding doors to the rear garden, spacious dining room, study, downstairs cloakroom and a large family room with inglenook fireplace. Upstairs there are four double bedrooms including the principal bedroom with en-suite shower room and a beautifully appointed family bathroom. Other features include a two car barn style detached garage, which has been converted into a yoga studio/home office, block paved driveway providing off street parking for numerous cars and beautifully landscaped garden.

'Bydand' is offered to the market in superb condition throughout.

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 Burpham around 1.5 miles away and gives a quick link to central London (27 miles) and both Heathrow and Gatwick Airports.

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.



