



*Homes of Distinction*



## SUTTON GREEN

Pyle Hill, Sutton Green, Woking, Surrey, GU22 0SR

*An exquisite 4/5 bedroom detached residence set within expansive grounds in arguably Woking's finest private road.*

Welcome to this exquisite property nestled within arguably Woking's most prestigious private road. Situated on expansive grounds spanning nearly one acre, this stunning detached residence offers a unique opportunity to create your dream home. With planning permission already granted for a substantial new house, the potential is truly limitless.

As you enter this secluded paradise, you will be greeted by the tranquil surroundings and lush greenery. The property boasts ample privacy, allowing you to enjoy peaceful moments away from the hustle and bustle of everyday life. The interior of the house offers a spacious layout that encompasses 3/4 reception rooms, a utility room and downstairs cloakroom. Upstairs, a principal bedroom with en-suite, four further bedrooms and two further bathrooms. One of the highlights of this home is the self-contained annexe, providing versatile living options for guests, extended family, or even as a home office. This additional space adds to the overall appeal and flexibility of the property.

Convenience is also a key feature of this exceptional offering. Located within walking distance of Worplesdon station, commuting to and from the property is a breeze, making it an ideal choice for professionals who value both luxury and practicality.

In summary, this 4/5 bedroom detached residence offers a truly rare opportunity to create your dream home in one of Woking's most sought-after locations. With planning permission already granted for a substantial new house, secluded grounds, a self-contained annexe, and the added benefit of being within walking distance of Worplesdon station, this property is a hidden gem waiting to be discovered. Don't miss out on the chance to make this exceptional property your own. Contact us today to arrange a viewing.

Council Tax Band G - EPC Rating D – Road Fund £250 PA



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

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## LOCATION

Nestled in the picturesque countryside, Sutton Green offers a unique and sought-after living experience with its charming rural atmosphere, while remaining conveniently connected to nearby amenities. With its delightful village hall, church, popular pub, and a golf course, residents can enjoy a range of recreational activities just steps away. The village is well-served by bus stops at both ends of Pyle Hill, ensuring convenient transportation. For extensive shopping options, the vibrant town of Guildford is a short distance of approximately three miles, where visitors can explore the historic cobbled streets, quaint shops, and stunning views of the local Downs. Both Woking and Guildford boast excellent rail links to London, with Woking providing the fastest commute time of just 25 minutes. Additionally, Worplesdon Station is within walking distance, further enhancing accessibility. The nearby A3 trunk road, accessible at Burpham, provides quick and convenient access to central London, as well as both Heathrow and Gatwick Airports, making travel effortless. Families will also appreciate the proximity of the newly built Hoe Valley Secondary School, ensuring quality education options nearby. Sutton Green is a rare gem that combines a tranquil rural setting with convenient access to modern amenities, offering a truly idyllic lifestyle.





## ACCOMMODATION & SPECIFICATION

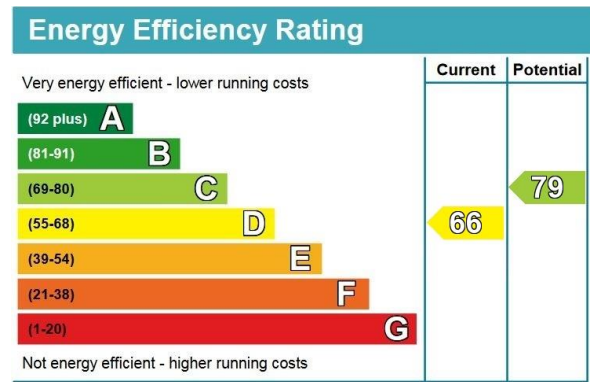
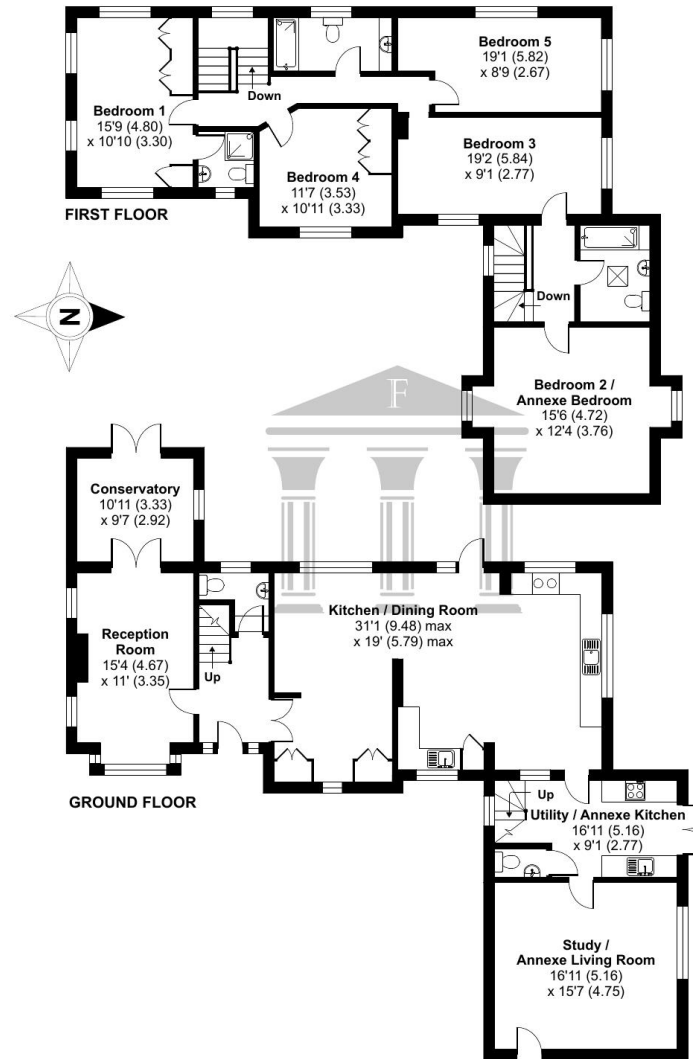
- ❖ Arguably Woking's Finest Private Road
- ❖ Three/Four Reception Rooms
- ❖ Four/Five Bedrooms
- ❖ Planning Permission Granted For A  
Substantial New Home
- ❖ Self Contained Annexe
- ❖ Approaching One Acre
- ❖ Secluded Grounds
- ❖ Walking Distance Of Worplesdon Station



# Pyle Hill, Woking, GU22

Approximate Area = 2676 sq ft / 248.6 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). © nchercom 2023. Produced for Foundations Independent Estate Agents. REF: 986599





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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