



WORPLESDON

£685,000

We are delighted to introduce this exceptional semi-detached period cottage to the market, a true gem that boasts a deceptively spacious interior behind its charming façade.

Ground Floor

Approx. 111.1 sq. metres (1196.2 sq. feet)



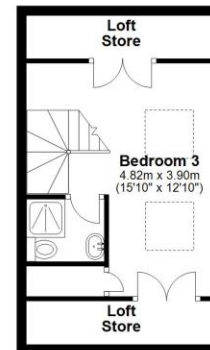
First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Second Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 169.5 sq. metres (1824.3 sq. feet)

Pirbright Cottages, Fox Corner, Worplesdon, Guildford, Surrey, GU3

- **Semi Detached Period Close**
- **Three Double Bedrooms**
- **En-Suite Cloakroom To The Principal Bedroom**
- **Open Plan Kitchen/Breakfast/Family Room**
- **Two Further Reception Rooms**
- **Family Bathroom**
- **Off Street Parking**

We are delighted to introduce this exceptional semi-detached period cottage to the market, a true gem that boasts a deceptively spacious interior behind its charming facade. This residence offers an exquisite blend of classic architecture and contemporary living. Upon entering, you will be greeted by a thoughtfully designed open-plan kitchen/breakfast/family room, perfect for modern-day gatherings. The utility room provides functional convenience, while the impressive living room features double glazed French doors that effortlessly connect the indoors to the well-maintained rear garden, creating a seamless transition between spaces.

The cottage further unfolds to reveal a cosy sitting room adorned with a captivating feature fireplace, adding character to the ambience. The first floor accommodates two generously sized double bedrooms, with the principal bedroom retaining its original fireplace and featuring an en-suite cloakroom for added comfort and privacy. A stylish loft conversion adds a third double bedroom with en-suite shower room.

Stepping outside, the mature rear garden spans approximately 100 feet, offering a serene escape and a harmonious connection to nature. An outbuilding/garage provides valuable storage, while a rear access lane enhances convenience. Notably, this property enjoys a privileged location, as it backs onto a conservation area, ensuring a tranquil backdrop and a sense of natural serenity. The front of the property is equally appealing, boasting a driveway that accommodates off-street parking, rounding out this exquisite offering.

Fox Corner is set within this attractive village country setting, providing an exceptional commute to London and is easily accessible to the market town of Guildford, with its charming historic town centre, and Woking Town Centre, a modern and busy cosmopolitan town that has an eclectic array of bars, cafes and restaurants. Worplesdon has a mainline station, bakery, hotel, public house and Church, being perfectly nestled between Guildford and Woking. Both towns have excellent shopping, recreational and educational facilities and fast commuter rail services to London Waterloo, with journey times from about 35 minutes and 24 minutes respectively. The A3 connects with the M25 at Junction 10 (Wisley), giving excellent access to Heathrow and Gatwick Airports.

Council Tax Band D - EPC Rating D

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.



