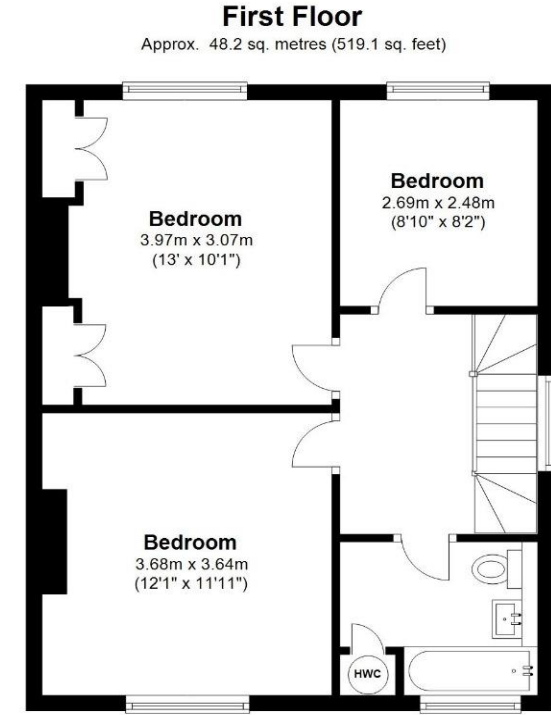
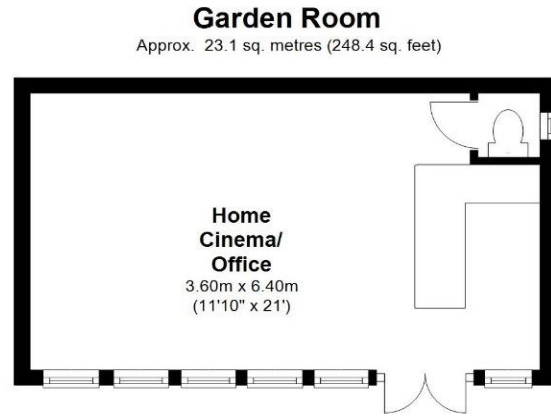
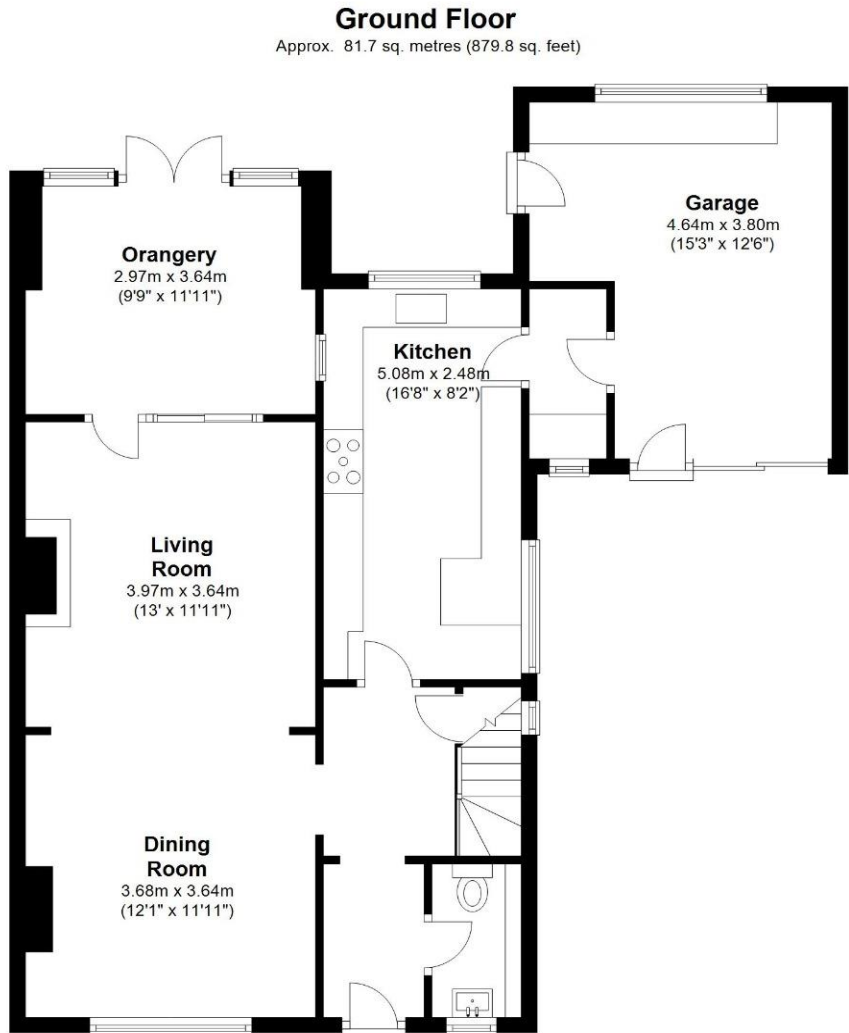




FOX CORNER

£725,000

Presenting a delightful three bedroom semi detached cottage exuding charm and character, offering enticing potential for extension, subject to the usual consent. NO ONWARD CHAIN.



Total area: approx. 153.0 sq. metres (1647.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans combined here, no measurement of floor, window and room are appropriate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Pirbright Cottages, Fox Corner, Guildford, Surrey, GU3

- **Semi Detached Cottage**
- **Three Bedrooms**
- **Open Plan Living/Dining Room**
- **Bespoke Double Glazed Orangery**
- **Potential To Extend STPP**
- **Large Mature Garden & Home Office**
- **Garage & Off Street Parking**
- **NO ONWARD CHAIN**

Presenting a delightful three bedroom semi detached cottage exuding charm and character, offering enticing potential for extension, subject to the usual consent. The ground floor showcases a tastefully extended layout featuring an inviting open plan lounge and dining room, accentuated by a period fireplace, seamlessly blending tradition with modern comfort. Adding to the allure is a bespoke double glazed orangery, providing a serene space bathed in natural light. Ascend to the upper level to discover three sizeable bedrooms and a family bathroom, ensuring ample space for comfortable living.

Outside, a large mature garden awaits, complemented by a detached home office, ideal for remote working or creative pursuits. Additional highlights include an adjoining garage, off-street parking for two vehicles, and the enticing prospect of further extension, subject to planning permission. Offered to the market with the added benefit of no onward chain, this property presents a rare opportunity to create a bespoke living space tailored to your lifestyle aspirations.

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: E

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.

