



Homes of Distinction



SUTTON GREEN

New Lane, Sutton Green, Guildford, Surrey, GU4

Experience modern luxury living with breathtaking views over picturesque fields.

Nestled within the highly sought-after village of Sutton Green, this newly designed and remodelled four-bedroom detached residence epitomises modern luxury living with stunning views over picturesque open fields. Conveniently positioned with easy access to both Woking and Guildford town centres, this home offers the perfect balance of rural tranquillity and urban convenience.

The heart of this remarkable home lies within its fabulous open plan kitchen/dining/family room, complete with underfloor heating, a sky lantern, and double glazed sliding doors leading to the rear garden. The beautifully appointed kitchen features a center island, integrated appliances, and a bespoke walk-in pantry, catering to the needs of culinary enthusiasts. Additional highlights include a practical boot room/utility room with access to the integral garage and rear garden, along with three separate reception rooms providing versatile living spaces. A ground floor bedroom and well-appointed shower room add convenience and accessibility. Upstairs, three further double bedrooms await, accompanied by a luxurious family bathroom.

Outside, the property boasts a good-sized garden backing onto woodland, featuring a large paved terrace and a detached log cabin/home office, providing the perfect setting for outdoor relaxation and entertaining. The front of the property offers off-street parking for numerous cars, leading to an integral garage, ensuring ample space for modern family living.

Council Tax Band F

EPC Rating C

Tenure: Freehold



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

01483 770800





LOCATION

Sutton Green presents a unique countryside ambiance, making it a rare gem in the local area. Its pastoral charm creates a tranquil setting that feels connected to nature without sacrificing proximity to amenities. The village is home to a popular public house and a village hall, fostering a sense of community and providing spaces for social gatherings. For a wider range of shopping options, Guildford is conveniently located approximately three miles away. The renowned Guildford High Street is a charming destination in Surrey, with its delightful ancient cobbles and an array of picturesque shops nestled against the backdrop of the local Downs. Both Woking and Guildford offer excellent rail connections to London, with Woking being the fastest route, taking just 25 minutes. Access to the A3 trunk road is conveniently located around 1.5 miles away at Burpham, providing quick and convenient links to central London (27 miles) as well as Heathrow and Gatwick Airports, ensuring ease of travel for both domestic and international journeys.





ACCOMMODATION & SPECIFICATION

- ❖ Four Double Bedroom Detached Residence
- ❖ Open Plan Kitchen/Dining/Family Room
- ❖ Impressive Boot Room/Utility Room
- ❖ Three Separate Reception Rooms
- ❖ Two Bathrooms
- ❖ Integral Garage & Ample Off Road Parking
- ❖ Stunning Views Over Open Fields
- ❖ Detached Log Cabin
- ❖ Highly Sought After Village Location
- ❖ NO ONWARD CHAIN



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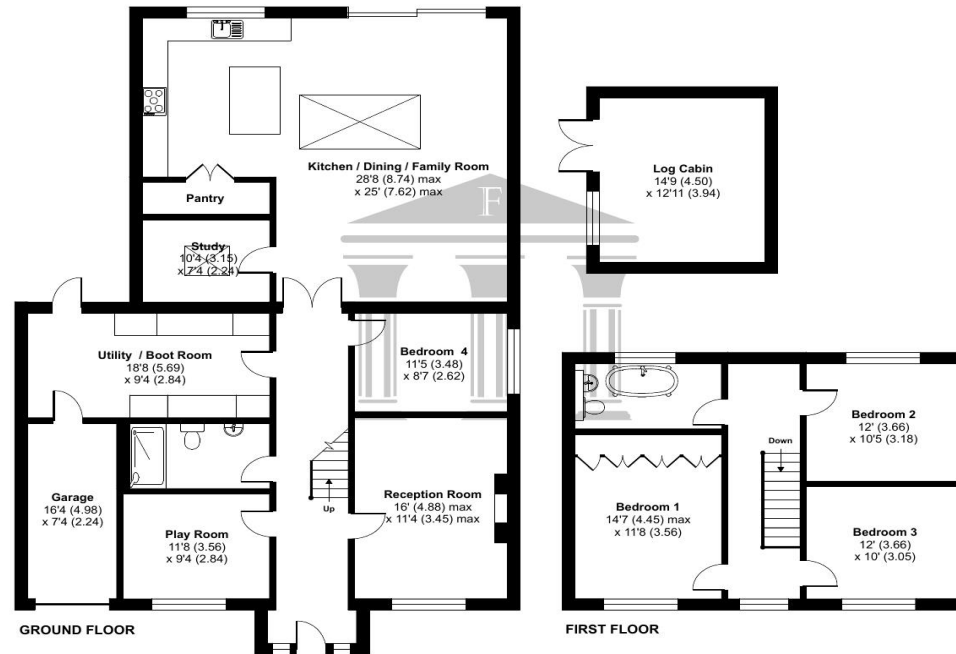
Approximate Area = 2251 sq ft / 209.1 sq m

Garage = 109 sq ft / 10.1 sq m

Summer House = 190 sq ft / 17.6 sq m

Total = 2550 sq ft / 236.8 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). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1097465

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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