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WORPLESDON

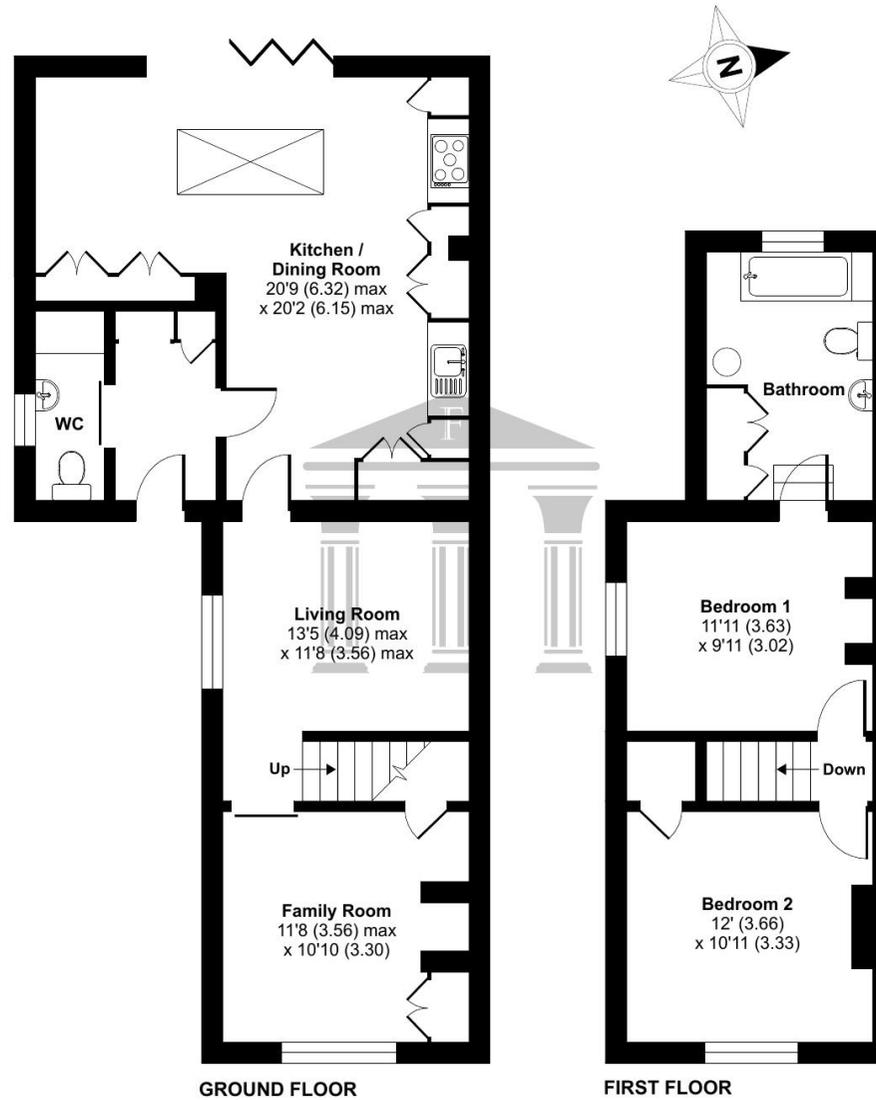
£725,000



Perry Hill, Worplesdon, Guildford, GU3

Approximate Area = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



2 St Marys Cottages, Perry Hill, Worplesdon, Guildford, Surrey, GU3 3RB

- **Period Semi Detached Residence**
- **Modern Kitchen/Breakfast/Family Room**
- **Downstairs Cloakroom/Utility Room**
- **Two Double Bedrooms**
- **Modern Fitted Bathroom**
- **Secluded Rear Garden**
- **Driveway Providing Off Road Parking**

Nestled at the bottom of a picturesque country lane in the heart of Worplesdon, this rarely available two-bedroom semi-detached period residence offers an exceptional blend of charm and convenience. Ideally positioned, the property provides easy access to both Woking and Guildford town centres as well as mainline stations, making it a perfect choice for commuters and those seeking a countryside setting.

The home has been thoughtfully extended on the ground floor, creating a versatile and spacious layout. The accommodation features two separate reception rooms, offering flexibility for both relaxation and entertaining. A modern kitchen/breakfast/family room serves as the heart of the home, complemented by a downstairs cloakroom/utility room. Upstairs, two double bedrooms and a modern fitted bathroom complete the accommodation. Outside, the property boasts a spacious, mature rear garden, offering a high degree of seclusion and privacy—ideal for outdoor dining and leisure. The block-paved driveway provides off-road parking for multiple vehicles, a rare and valuable feature in such a sought-after location.

This charming period home effortlessly combines character with contemporary living, making it an attractive opportunity for those looking for a well-connected retreat. With further potential to extend (STPP), this delightful cottage presents an exciting prospect for buyers seeking both comfort and future possibilities.

Situated conveniently between Guildford and Woking, both equipped with mainline stations offering frequent services to Waterloo in approximately 38 and 26 minutes respectively, this property enjoys excellent accessibility. Brookwood Station, located approximately 1.5 miles away, provides further connections to Waterloo in around 40 minutes. Guildford and Woking boast a diverse array of amenities encompassing shopping, social activities, education, and recreation, while the nearby A3 at Guildford ensures easy access to London, the south coast, and Heathrow and Gatwick airports via the M25. With several golf courses in the vicinity and nearby countryside walks leading to the charming Village of St Johns, outdoor enthusiasts will find much to explore. Families will appreciate the wide selection of reputable schools available, including Guildford High School, Rydes Hill Preparatory, Tormead, Royal Grammar School, Guildford County, Lanesborough, Charterhouse, and Aldro, among others.

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.



