



*Homes of Distinction*



## SUTTON GREEN

Robin Hood Lane, Sutton Green, Guildford, Surrey, GU4

### *A Truly Exceptional Home in the Heart of Sutton Green.*

Tucked away along a peaceful, semi-rural lane and backing directly onto open fields, this beautifully presented family home offers versatile and spacious accommodation in the highly sought-after village of Sutton Green.

Arranged over two floors, the property features two generous ground floor double bedrooms and a well-appointed family bathroom. Upstairs, two impressive double bedrooms each benefit from their own stylish en-suite bathrooms, providing ideal space for family or guests.

A spacious and welcoming reception hall sets the tone for the rest of the home, leading to a beautifully designed kitchen that seamlessly opens into a bright and airy dining/family room, enhanced by striking roof lanterns that flood the space with natural light. The double aspect living room enjoys picturesque views over the gardens and is centred around a charming wood-burning stove—perfect for cosy evenings.

Outside, the property continues to impress with stunning gardens extending to approximately  $\frac{3}{4}$  of an acre, predominantly laid to lawn and bordered by mature planting. A standout feature is the detached garden office with a wood-burning stove and an adjoining workshop, offering excellent potential for those working from home or seeking additional creative space.

Positioned within this unique setting, nestled between open fields and serene woodland, this distinctive residence combines the peace of the countryside with elegant, versatile living, offering a perfect retreat just a short distance from both Woking and Guildford.

Council Tax Band F

EPC Rating E

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

- ❖ Versatile Accommodation Over Two Floors
- ❖ Two Ground Floor Double Bedrooms
- ❖ Well Appointed Ground Floor Bathroom
- ❖ Two Impressive First Floor Double Bedrooms
- ❖ Spacious and Welcoming Reception Hall
- ❖ Beautifully Appointed Kitchen
- ❖ Double Aspect Living Room with Wood Burning Stove
- ❖ Fabulous Gardens Extending Approximately  $\frac{3}{4}$  Of An Acre
- ❖ Impressive Garden Office with Wood Burning Stove
- ❖ Attached Workshop
- ❖ Driveway Providing Off Road Parking for 6 Cars





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Approximate Area = 2033 sq ft / 188.8 sq m

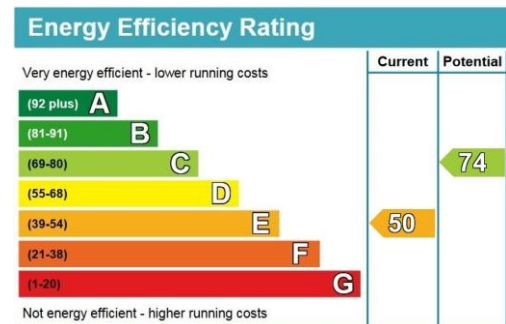
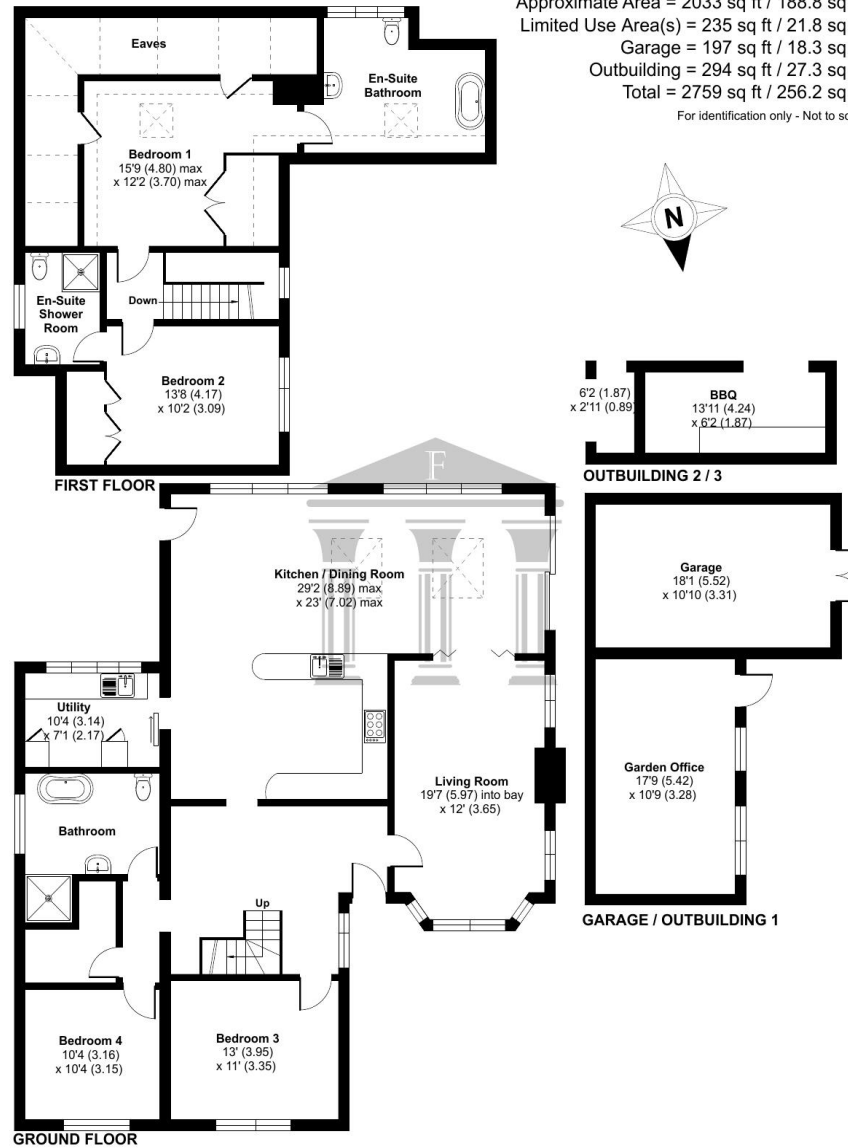
Limited Use Area(s) = 235 sq ft / 21.8 sq m

Garage = 197 sq ft / 18.3 sq m

Outbuilding = 294 sq ft / 27.3 sq m

Total = 2759 sq ft / 256.2 sq m

For identification only - Not to scale







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

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.