



*Homes of Distinction*



## PIRBRIGHT

Dawney Hill, Pirbright, Woking, Surrey, GU24

*A Charming Five Bedroom Period Home in a Peaceful Woodland Setting Offering Privacy, Character and Lifestyle Appeal.*

Tucked away along a peaceful country lane and enjoying delightful views across adjoining woodland, this rarely available five bedroom detached period home offers a wonderful opportunity to acquire a property of immense charm and character in an exceptional setting. Surrounded by mature greenery and enjoying a sense of privacy and tranquillity, the property presents an enviable lifestyle opportunity for those seeking a semi-rural retreat with superb convenience.

Internally, the accommodation is both spacious and versatile, retaining much of the character expected from a home of this era whilst offering exciting scope for modernisation and improvement. The triple aspect living room is a particularly impressive reception space, flooded with natural light and enjoying attractive views. In addition, there are two further separate reception rooms, ideal for formal dining, a family room or home office space. The kitchen/breakfast room provides an excellent footprint for redesign and enhancement, complemented by a separate utility room. To the first floor are five bedrooms together with two bathrooms, offering flexible accommodation for growing families or multi-generational living.

A standout feature of the property is the fabulous large rear garden, providing a wonderful outdoor environment for entertaining, recreation and gardening enthusiasts alike. To the rear, vehicular access leads to a detached garage, adding practicality and further potential.

Offered to the market with NO ONWARD CHAIN, this unique period residence presents a rare chance to create a truly exceptional family home in a highly sought-after and picturesque location.

Council Tax Band F - EPC Rating D - 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

Pirbright is a charming village on the fringes of Woking and Guildford, offering an ideal balance of countryside tranquillity and modern convenience. At its heart lies a picturesque village green and peaceful pond, surrounded by attractive period homes. The community is vibrant and welcoming, with traditional shops, a cricket ground, and two well-regarded pubs—The Cricketers and The White Hart. Families are well served by a choice of reputable state and independent schools, making the village especially appealing for those seeking a relaxed yet connected lifestyle. Perfectly positioned for commuters, Brookwood mainline station is within a short walk, providing direct trains to London Waterloo in around 35 minutes. The nearby towns of Woking and Guildford offer an abundance of shopping, dining, and leisure facilities. Outdoor enthusiasts are spoilt for choice, with scenic countryside for walking, cycling, and riding, alongside premier golf courses and excellent tennis and equestrian facilities. Pirbright's unique combination of natural beauty, strong community spirit, and superb connectivity makes it a highly desirable place to call home.





## ACCOMMODATION & SPECIFICATION

- ❖ Charming detached period home in a picturesque woodland setting
- ❖ Tucked away along a peaceful and highly sought-after country lane
- ❖ Wonderful opportunity to create a stunning forever family home
- ❖ Triple aspect living room enjoying an abundance of natural light
- ❖ Flexible reception spaces ideal for entertaining and home working
- ❖ Large mature rear garden perfect for outdoor dining and family life
- ❖ Detached garage with useful rear vehicular access
- ❖ Character features and generous proportions throughout
- ❖ Offered with NO ONWARD CHAIN
- ❖ Located within a short walk of Brookwood mainline station



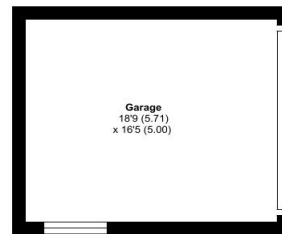
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Approximate Area = 2286 sq ft / 212.3 sq m

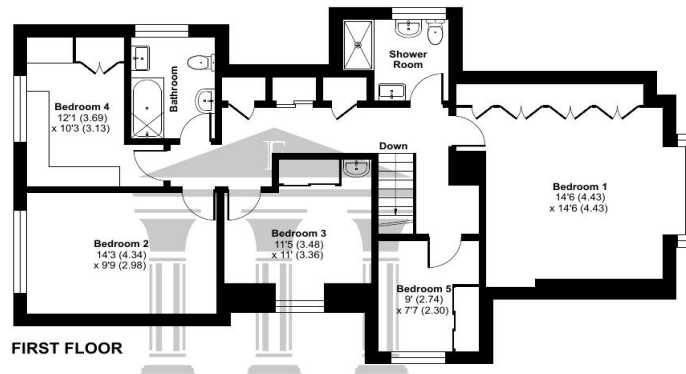
Garage = 307 sq ft / 28.5 sq m

Total = 2593 sq ft / 240.8 sq m

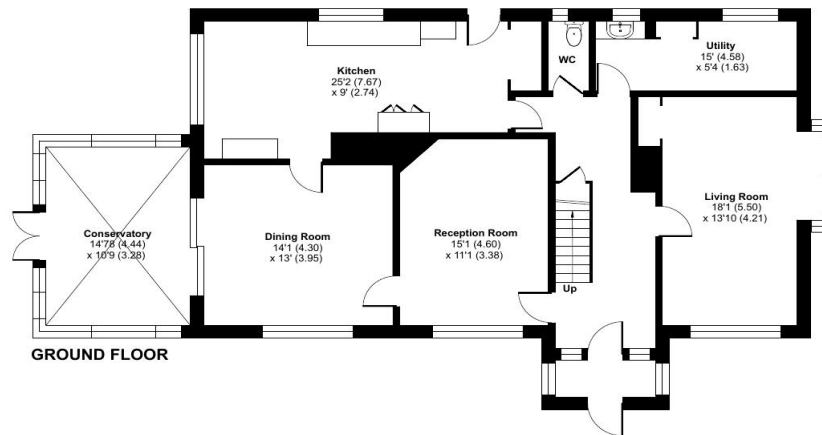
For identification only - Not to scale



GARAGE



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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.