



Homes of Distinction



SUTTON GREEN

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

A Rare Historic Country Residence Dating Back to 1720, Set in Idyllic Grounds with Far-Reaching Views.

Believed to date back to around 1720 and once serving as a traditional Beer House, this remarkable period home is steeped in history and character. Set within a truly idyllic position on a beautiful plot of approximately half an acre, the property enjoys outstanding far-reaching views, creating a rare sense of space, privacy and rural charm.

The home retains a wealth of original features, including exposed character detailing and striking fireplaces, all of which sit harmoniously alongside its generous and versatile living spaces. The impressive main living room is a standout feature, with French doors opening directly onto the rear garden, perfectly framing the picturesque outlook and creating a seamless connection between inside and out.

In addition to the principal reception, the property offers four further separate reception rooms, providing exceptional flexibility for both formal entertaining and relaxed family living. The open plan kitchen/breakfast room with oil-fired Aga forms the heart of the home, while an attached garden room adds further charm and versatility, ideal for enjoying the garden aspect throughout the seasons. Upstairs, the property offers four well-proportioned double bedrooms, with two en-suite bathrooms and a family bathroom. There is a fourth bathroom on the ground floor, ensuring comfort and convenience for family and guests alike.

Outside, the generous grounds provide a peaceful and private setting, with mature surroundings enhancing the sense of seclusion. The landscaped mature garden wraps around the house, with views to the rear over open fields. At the front a clipped yew hedge and evergreen flowering shrubs provide screening from the lane. At the back of the house a productive kitchen garden provides fruit, vegetables and cut flowers. The main garden has a spacious lawn surrounded by established trees, shrubs and perennial flower borders. The cultivated garden blends into a wild garden with a natural pond.

Completing this exceptional offering is a detached double-length garage and ample outdoor space. Positioned along a quiet single-track country lane, the property enjoys an enviable location nestled between Guildford and Woking, both offering excellent town centre amenities and mainline stations, combining rural tranquillity with superb connectivity.

Council Tax Band H - 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

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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

- ❖ Historic period home believed to date back to circa 1720
- ❖ Former Beer House rich in character and heritage
- ❖ Set on a stunning plot of approximately 0.5 acres with far-reaching views
- ❖ Four double bedrooms and four bathrooms
- ❖ Five versatile reception rooms including impressive main living room
- ❖ Well appointed open plan kitchen/breakfast room with oil-fired Aga
- ❖ Wealth of period features including character fireplaces
- ❖ Detached double length garage
- ❖ Set within a peaceful country lane setting



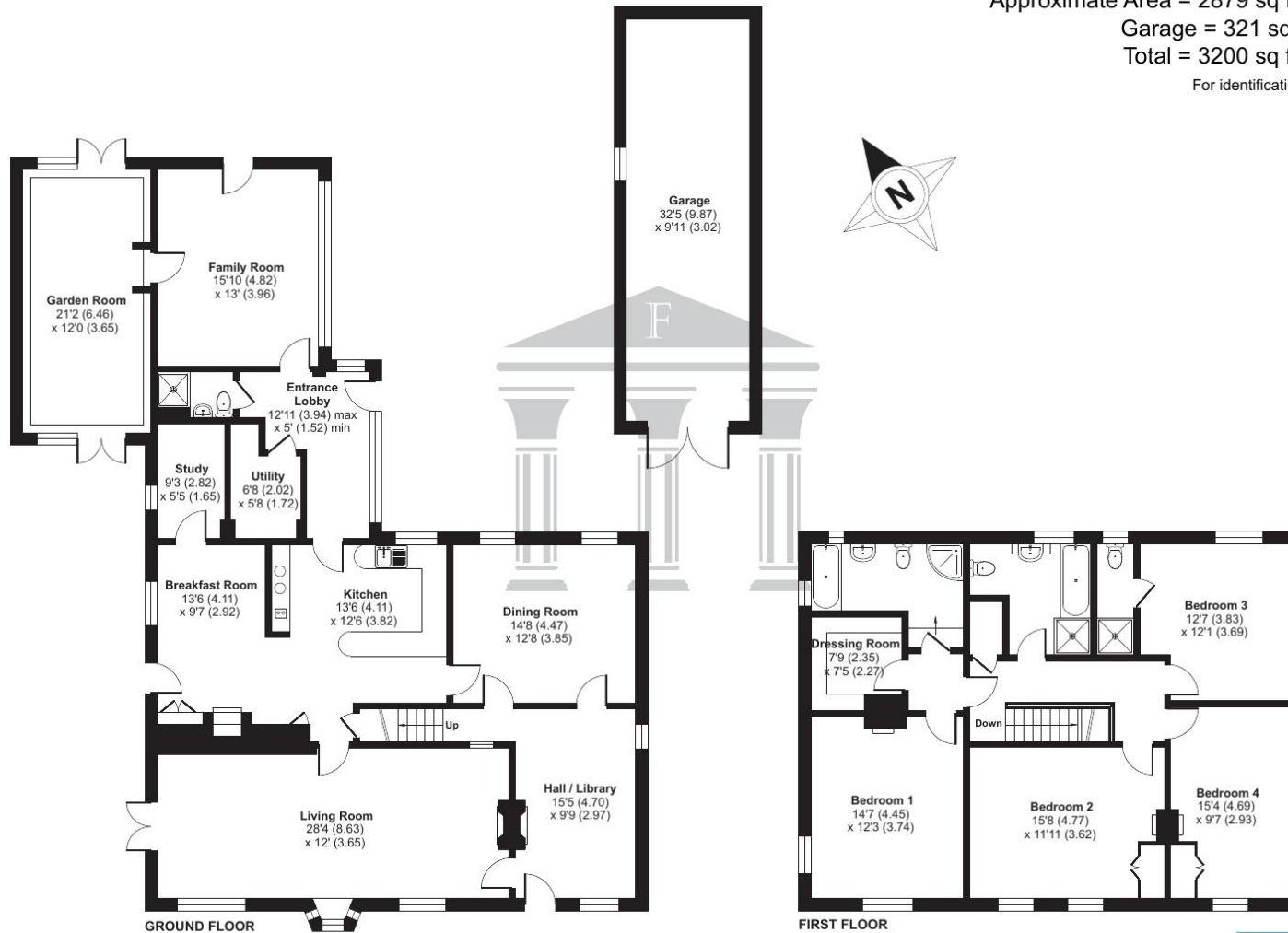
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Approximate Area = 2879 sq ft / 267.4 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 3200 sq ft / 297.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Foundations Independent Estate Agents. REF: 1451151

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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