



Homes of Distinction

PIRBRIGHT

Bullswater Lane, Bullswater Common, Pirbright, Woking, Surrey, GU24

A Distinguished Country Estate Offering Unrivalled Luxury, Privacy and Leisure.

Privately positioned within the highly regarded Surrey village of Pirbright, this distinguished detached residence is approached along a sweeping gravel driveway and enjoys an impressive sense of arrival. Beautifully presented throughout, the main house blends authentic character features, including exposed timbers, generous ceiling heights and brick fireplaces, with refined contemporary finishes. The result is an elegant yet highly practical family home, complemented by a self-contained guest house, extensive garaging and an exceptional range of leisure facilities.

The ground-floor accommodation is arranged with both family life and entertaining in mind. A superb open-plan kitchen and breakfast room forms the heart of the home, appointed with bespoke cabinetry, stone work surfaces, integrated appliances and a substantial central island, while broad glazed doors create a seamless connection with the gardens. An adjoining dining room provides an attractive setting for relaxed meals and more formal occasions. Two individual reception rooms offer further versatility: an inviting sitting room centred around an exposed brick fireplace, and a particularly spacious principal reception room featuring character timbers, a fitted bar and direct access to the outdoor entertaining areas. A utility room, cloakroom and useful storage complete this floor.

A striking galleried landing and double-height void introduce the first-floor accommodation, where the impressive principal suite enjoys dressing areas, en suite facilities and a large feature window framing views across the grounds. Four additional well-proportioned bedrooms are served by stylish contemporary bathrooms, creating an excellent arrangement for family members and overnight guests. Separate from the main house, the substantial two-storey guest house provides exceptional flexibility, with a gym, office and storage areas at ground level and a bedroom, open-plan kitchen/living space and shower room above. This versatile building is ideally suited to visiting guests, independent family accommodation or home working. An extensive garage complex, incorporating a carport, multiple garages and a large first-floor storage area, offers abundant space for vehicles, hobbies and workshop use.

The landscaped grounds provide a wonderfully private backdrop, with broad lawns enclosed by mature trees, established hedging and colourful planting. A choice of paved terraces, together with a dedicated outdoor kitchen and dining area, creates a superb environment for summer entertaining. Set discreetly against a peaceful woodland backdrop, the swimming pool is surrounded by sun terraces and inviting seating areas, while the adjoining tennis court completes an outstanding collection of lifestyle amenities. Altogether, this is a remarkable country-style home offering space, seclusion and resort-inspired living in an exceptionally convenient setting.

F
Council Tax Band G
EPC Rating C
Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800

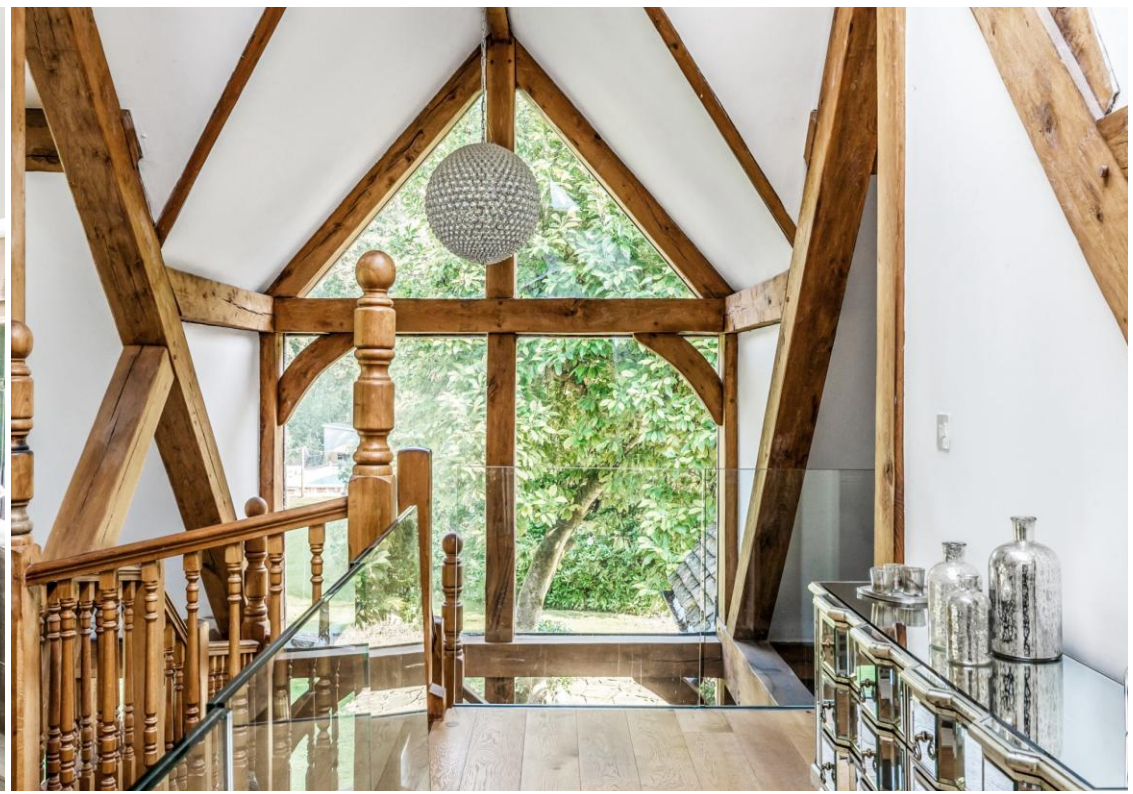




LOCATION

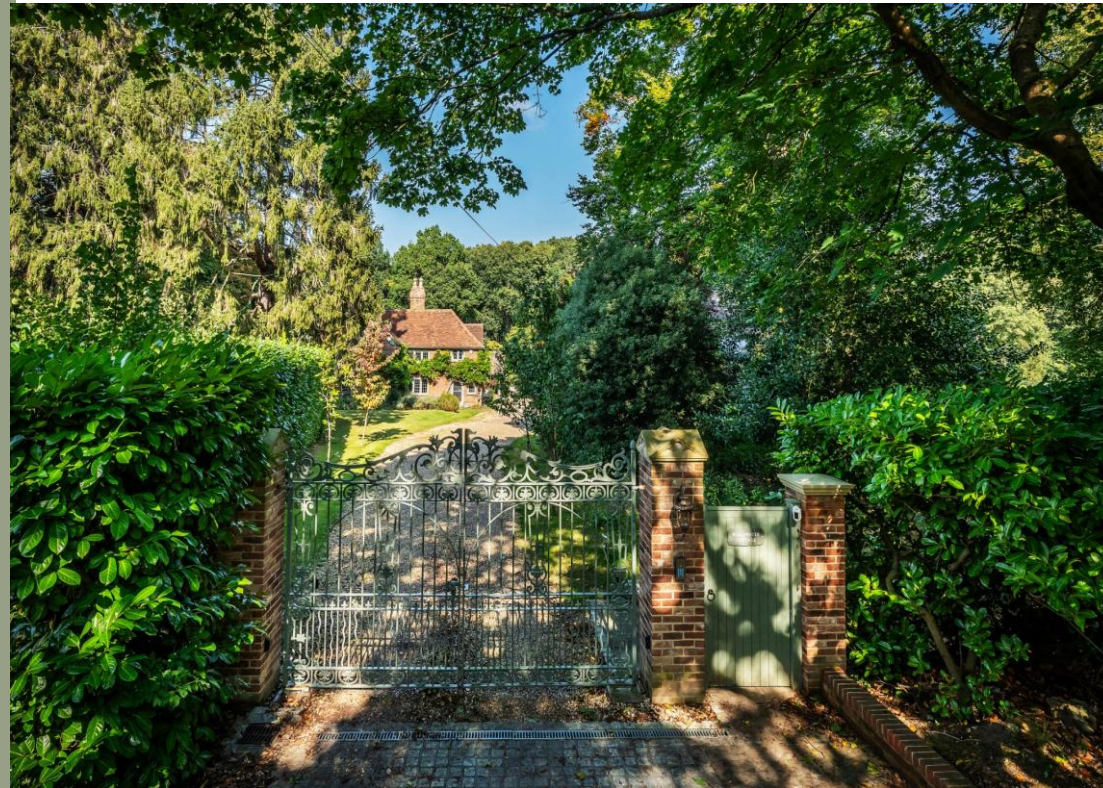
Enjoying an enviable semi-rural setting beside Bullswater Common, on the fringes of Pirbright. Surrounded by picturesque countryside, woodland and scenic walking routes, the property offers peace and privacy while remaining convenient for everyday amenities. Pirbright has a welcoming village community with traditional public houses, a community shop, recreational facilities and a well-regarded primary school, while Woking, Guildford and Camberley provide a wider choice of shopping, dining and leisure opportunities. Brookwood mainline station is approximately 1.5 miles away, offering regular services to London Waterloo in around 35 minutes. Excellent access to the A3, A322, M3 and M25 also provides convenient connections across Surrey and the wider motorway network. Families are well served by an excellent selection of schools, including Pirbright Village Primary School, Gordon's School, Greenfield School, Hoe Bridge School, Halstead St Andrew's, Tormead School, Guildford High School and the Royal Grammar School. This desirable location combines the tranquillity of country living with excellent transport links, amenities and education.



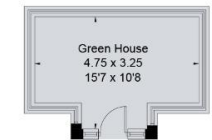


ACCOMMODATION & SPECIFICATION

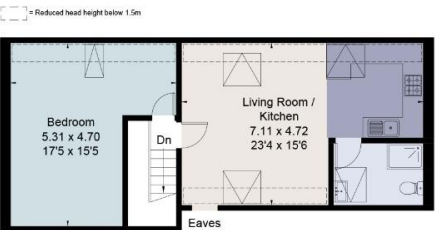
- ❖ An exceptional country lifestyle in a private, secluded setting
- ❖ Vaulted ceilings with exposed oak beams
- ❖ Impressive entertaining spaces flowing seamlessly into the gardens
- ❖ Bespoke kitchen and breakfast room at the heart of the home
- ❖ 5 Bedrooms including a luxurious principal suite enjoying views across the grounds
- ❖ Self-contained guest house ideal for visitors or multigenerational living
- ❖ Outdoor kitchen, terraces and landscaped gardens for alfresco occasions
- ❖ Resort-style leisure facilities with a swimming pool and tennis court
- ❖ Extensive garaging, carport and versatile outbuildings



Approximate Floor Area = 3458 sq ft / 321.3 sq m
(Excluding Outdoor Kitchen / Dining Room / Carport / Void)
Guest House = 1532 sq ft / 142.3 sq m
Outbuildings = 965 sq ft / 89.7 sq m
Total = 5955 sq ft / 55.3 sq m



(Not Shown In Actual Location / Orientation)



Guest House - First Floor



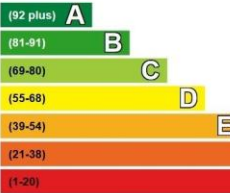
Guest House - Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #107556

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
73	78



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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.