



Chapel House Farm, Pinks Hill, Wood Street Village
Guildford, Surrey

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Chapel House Farm, Pinks Hill, Wood Street Village, Guildford GU3 3BW

An impressive 4-bedroom equestrian property with stables and outbuildings set in a highly desirable rural setting adjoining common land with grounds of approximately one acre.

A3 2.1 miles, Guildford town centre 3.0 miles, Guildford mainline station 3.4 miles (36 minutes to London Waterloo)

Sitting room | Lounge/Games room | Dining room | Kitchen/breakfast room | Utility
4 Bedrooms | Family bathroom | WC | Shower room | Garage | Workshop | Stables | 2 Barns
Garden | EPC rating F

The property

Chapel House Farm is a beautifully presented detached equestrian property that provides four bedrooms with light, airy and flexible accommodation arranged over two floors. The ground floor has a generous family lounge/games room with wood burning stove and French doors leading onto the large patio giving glorious views across the garden, fields and the Hogs Back beyond. From the main entrance, a well proportioned kitchen fitted with a range of shaker-style units, granite work surfaces, integral appliances, range master cooker, underfloor heating, pantry and breakfast area. The formal dining room boasts a south-facing, square bay window with beautiful countryside views. A further comfy sitting room with wood burning stove, triple aspect, including two large bay windows and French doors to the garden. The large utility area, family lounge and downstairs shower room lends themselves to create private ancillary accommodation. Upstairs there are four bedrooms all with fabulous countryside views. The principal room

has fitted wardrobes. Bedroom three has a built in cupboard and eaves storage. Bedroom four is currently used as a study. The first floor also has a WC and family bathroom with separate shower unit.

Outside

The property is set in extensive gardens and grounds, with the south-facing garden featuring far-reaching lawns plus delightful views to the Hogs Back. There is paved terracing, border flowerbeds and a variety of shrubs and mature trees. Approached through a five bar gate, the grounds also include a stable block with three stables, small ménage, hay barn and store room also with a large garage and further storage sheds. There is ample parking on the gravel driveway. In all, grounds extend to 1 acre. Additional Notes.

The owners rent a further area of land surrounding the present garden with paddocks and outbuildings extending to about 20 acres which is ideal for equestrian use (further details on request).

Location

Chapel House Farm is set in a rural position, just outside Wood Street Village and three miles from Guildford. Wood Street Village, with its pretty village green and the only surviving maypole in Surrey, has several everyday amenities including a post office, general store and two country pubs, with the locally acclaimed White Hart with its popular restaurant. Chapel House Farm adjoins Broadstreet Common SNCI with direct Bridleway access to miles of off road riding and within hacking distance of Merrist Wood and a short trip to Parwood. Cycle routes and scenic paths allow access to miles of countryside. Guildford offers high street and independent shops, along with coffee shops, restaurants and entertainment, including The Yvonne Arnaud Theatre, Electric Theatre and G Live. There are excellent schools in the area, both in the state and private sector, which include Wood Street Infant School, Rydes Hill, Aldro, Charterhouse, Prior's Field, Guildford County, Royal Grammar





Floorplans

Chapel House Farm, Pinks Hill, Wood Street Village, Surrey

Main House internal area 2,110 sq ft (196 sq m)

Garage internal area 306 sq ft (28 sq m)

Barns internal area 652 sq ft (61 sq m)

Stables & Workshop internal area 626 sq ft (58 sq m)

For identification purposes only.



Directions

Leave Guildford to the west on the A25, at the Dennis Roundabout, take the third exit onto the A322/Worplesdon Road and then keep left to turn left at the traffic lights onto the A323/Aldershot Road. Continue straight ahead at two roundabouts and at the third roundabout, take the first exit onto Broad Street. After three quarters of a mile, take the lane on the left, where there is a sign for Chapel House. You will arrive at the property after approximately a third of a mile.

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, electricity, private drainage (full details to be provided on request) LPG heating.

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £1,500,000

NB. Lapsed consent exists for first floor side extension with two front dormers and a rear balcony.

Planning application number is: 12/P/01649

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Guildford

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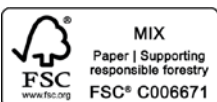
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