





Stonebridge Cottage


Goose Rye Road, Worplesdon, Guildford


A detached four bedroom cottage with 0.64 acres located in a peaceful rural woodland setting


An attractive double-fronted detached family home, sensitively combining modern amenities and wooden flooring across the ground floor with period features including casement glazing and some original fireplaces to provide a practical and cohesive living and entertaining environment. It is located at the end of a private


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**DOUBLE GARAGE**

**0.64 ACRE**

**FREEHOLD**

**RURAL**

**1,412 SQ FT**

**GUIDE PRICE £1,250,000**



The property

Stonebridge Cottage is an attractive red brick and part tile-hung double-fronted family home offering more than 1,400 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, sensitively combining modern amenities and wooden flooring across the ground floor with period features including casement glazing and some original fireplaces, the accommodation flows from a front storm porch. It includes a front-aspect reception room featuring fitted storage, original parquet flooring, and an exposed brick fireplace with a woodburning stove. Adjacent, the conservatory presents a glazed roof and expansive picture windows that frame stunning garden views, while French doors provide direct access to a front terrace. Further is a large L-shaped kitchen, sitting and dining room with wooden flooring throughout, the kitchen having a range of contemporary wall and base units including a breakfast bar, complementary work surfaces and

modern integrated appliances. The remaining area, configurable to the purchaser's own requirements, has French doors to the terrace and space for dining and seating areas. The ground floor accommodation is completed by a generous boot room with quarry-tiled flooring, fitted storage, a door to the garden and an en suite family shower room, also used as a utility room.

On the first floor the property provides a generous vaulted dual aspect principal bedroom with feature cast iron fireplace, three further bedrooms and a modern family bathroom.



Outside

Set well back from leafy Goose Rye Road, the property is approached over a sweeping unmade private driveway leading through woodland to gravelled private parking and a detached weatherboarded double garage, a picket fence with pedestrian gate opening to an extensive front garden with a path to the front door. Extending to 0.64 acres, the garden surrounding the cottage, a particular feature of this property, is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a garden store, greenhouse and paved side and front aspect terraces, both ideal for entertaining and al fresco dining. The whole is screened by mature trees and woodland incorporating numerous walking routes.

Location

Worplesdon village offers day-to-day amenities including a church, hotel, local shopping and a primary school. The equidistant towns of Guildford and Woking provide extensive quality shopping facilities

and numerous restaurants, pubs and bars. Local recreational facilities include excellent sports and leisure centres, numerous golf clubs including one in the village, flying at Fairoaks, shooting at Bisley, riding at Merrist Wood and Parkwood and walking, cycling and riding in the immediate surroundings. Communications links are excellent: Worplesdon station (1.6 miles) offers regular trains to London Waterloo (33 minutes), and the A3 gives access to the south coast and to connections with the M25 road network, giving further access to London and its airports.



Distances

- Worplesdon 0.9 miles
- A3 (Esher Bypass) 3.9 miles
- Guildford 4.8 miles
- Woking 4.8 miles
- M25 (Junction 10) 10.5 miles
- London Heathrow Airport 20.4 miles
- Central London 34.8 miles
- London Gatwick Airport 35.1 miles

Nearby Stations

- Worplesdon

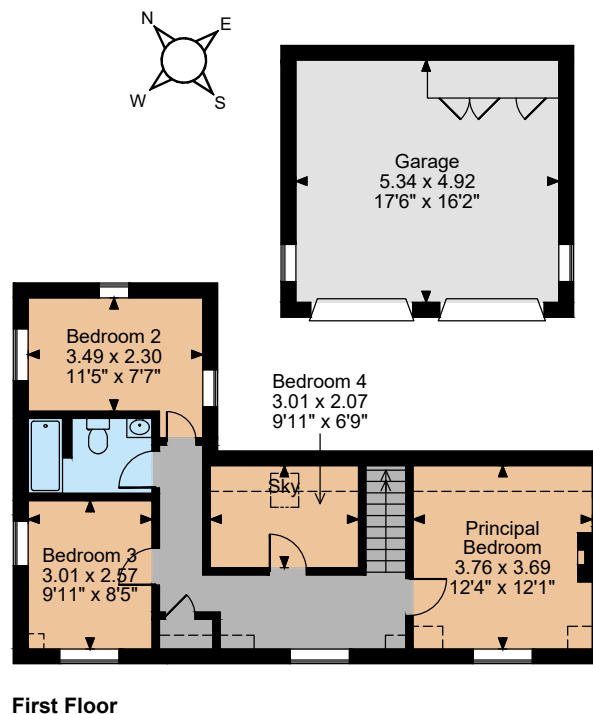
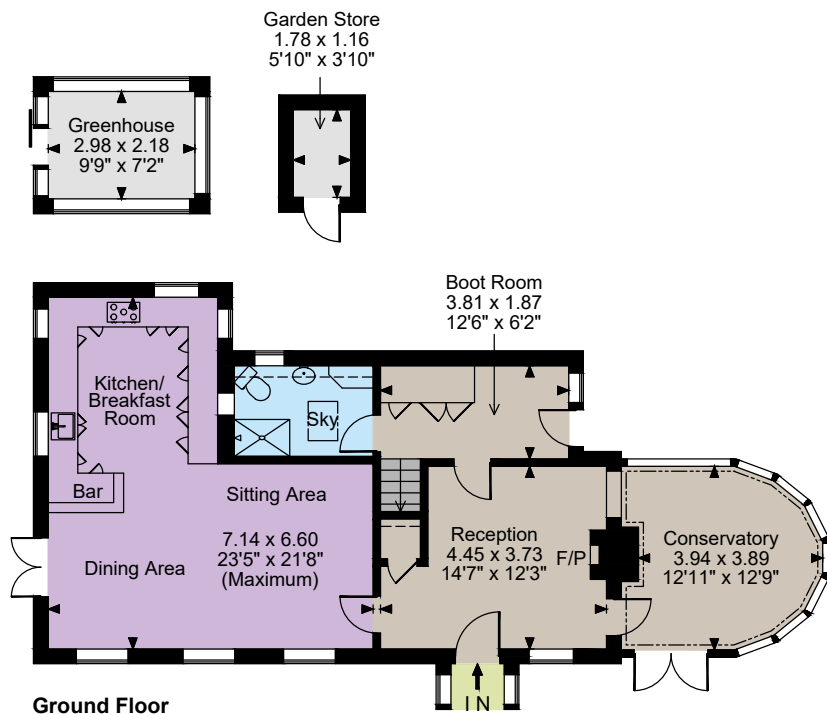
Key Locations

- Guildford Castle
- Loseley park
- RHS Garden Wisley
- Winkworth Arboretum
- Dembies Wine Estate

Nearby Schools

- St Hugh of Lincoln Catholic Primary
- Hoe Valley School
- Rydes Hill
- Knowl Hill
- Guildford High





Floorplans

Main House internal area 1,412 sq ft (131 sq m)

Garage internal area 283 sq ft (26 sq m)

Outbuilding internal area 92 sq ft (9 sq m)

Total internal area 1,787 sq ft (166 sq m)

For identification purposes only

Directions

GU3 3RQ

what3words: ///part.beside.diner

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, electricity and private drainage
(compliant with current regulations)

Mobile and Broadband checker: Information can be
found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: TBC

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

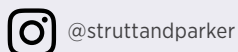
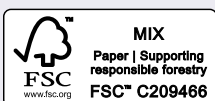
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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