



Monterey  
Pyle Hill, Woking, Surrey

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive 6 bedroom detached house set within extensive grounds, enjoying peaceful rural surroundings

A substantial family home offering well-proportioned and beautifully presented accommodation, set within manicured gardens with a tennis court, and enjoying a delightful countryside setting that combines a high degree of privacy with convenient access to nearby amenities and transport links.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**1.33 ACRES**



**FREEHOLD**



**SEMI-RURAL**



**3,083 SQ FT**



**GUIDE PRICE  
£2,250,000**



### The property

Monterey, Pyle Hill, is a stunning residence offering just over 3,000 sq ft of well-proportioned and attractive living space arranged across two floors.

A welcoming reception hall provides access to four beautifully appointed reception rooms including the impressive 47ft drawing room, which is light-filled and features elegant styling and a fireplace focal point. French doors open directly onto the rear terrace, while double doors lead to another reception room that could also serve as a study. The formal dining room, with decorative beamed ceiling, connects conveniently to the kitchen via a serving hatch and opens through double doors to a generous sitting room offering further space to relax and providing direct access to the garden. The bright and charming kitchen/breakfast room is fitted with traditional oak units, with quartz worktop offering ample space for casual dining and is complemented by a separate utility room with internal access to the garage. A cloakroom is also located off the reception hall.

Upstairs, the galleried landing leads to six comfortable bedrooms. The principal bedroom benefits from a double aspect with delightful views and includes a spacious en suite bath and shower room. Five further bedrooms are served by a family bathroom and an additional shower room. All bedrooms bar one overlook the garden and enjoy an idyllic rural outlook.



## Outside

The property is approached via a sweeping gravel driveway providing ample parking and access to the garage. Mature trees and established shrubbery create a private and secluded entrance. To the rear, the impressive and well-maintained grounds include an extensive paved terrace with a southerly aspect, providing an ideal setting for al fresco dining and outdoor entertaining. The pristine gardens are laid mainly to lawn, with a winding path leading to a copse with a tennis court to the left. The gardens are bordered by mature hedging, trees and post-and-rail fencing, providing privacy and visual interest, while enjoying views across open countryside and woodland set in 1.33 acres. Further 3.6 acres available by separate negotiation.

## Location

The property is located on Pyle Hill, a semi-rural lane on the southern edge of Woking, close to the village of Mayford. Mayford offers a small range of everyday amenities including a village shop and local pubs, while a wider choice of shopping, restaurants and

leisure facilities can be found in Woking town centre, approximately three miles away. Guildford, around four miles to the south, provides an extensive range of retail, cultural and dining options. Schooling in the area is well regarded, with several primary and secondary schools available in Woking, Guildford and the surrounding villages. For commuters, Worplesdon station is around 0.7 miles away, providing services to Guildford and London Waterloo, while Woking mainline station offers fast services to London Waterloo in approximately 26 minutes. The A3 is also easily accessible, offering convenient road connections to the M25 and the wider motorway network.



## Distances

- Mayford 0.9 miles
- Woking 2.8 miles
- Guildford 4.2 miles
- Farnborough 10.6 miles

## Nearby Stations

- Worplesdon
- Woking
- Guildford

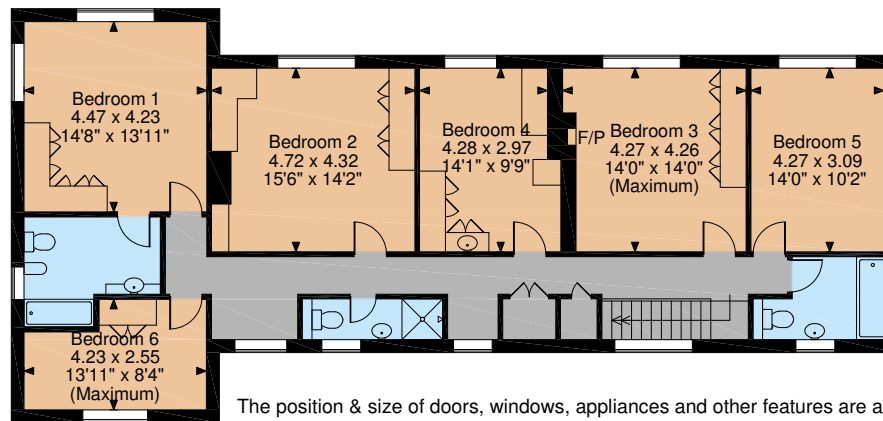
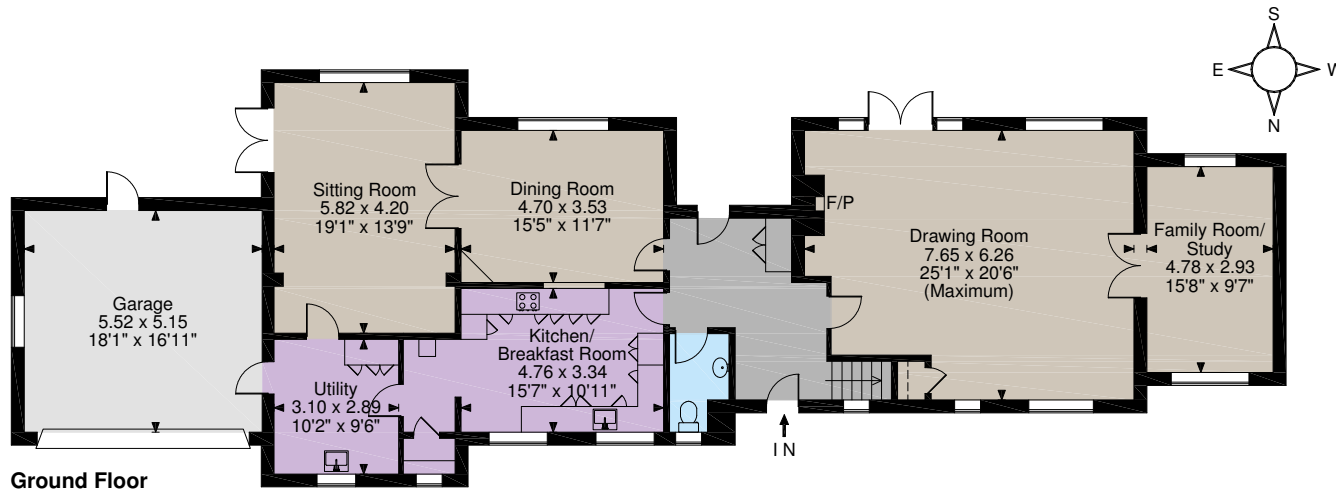
## Key Locations

- Pewley Down Nature Reserve
- Loseley Park (House & grounds)
- RHS Garden Wisley
- Clandon Park
- Hatchlands Park
- Claremont Park and Gardens

## Nearby Schools

- Hoe Bridge
- Greenfield
- Westfield
- St. Andrew's
- Halstead
- The Royal Grammar School
- Hoe Valley
- Guildford High
- Tormead





The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
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### Floorplans

Main House internal area 3,083 sq ft (286 sq m)  
 Garage internal area 306 sq ft (28 sq m)  
 Total internal area 3,389 sq ft (315 sq m)  
 For identification purposes only.

### Directions

GU22 0SR  
 what3words: ///filled.films.camp

### General

**Local Authority:** Woking Borough Council.  
 Tel: 01483 755855.

**Services:** All mains services

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

**Council Tax:** Band H

**EPC Rating:** TBC

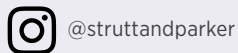
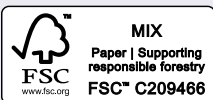
## Guildford

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