

Rustlings  
Sutton Green, Guildford



Strutt  
& Parker

Land and property. Since 1885.

A beautifully presented and extended detached home offering stylish, light-filled accommodation, set within generous landscaped gardens with versatile outbuildings, in the highly sought-after village of Sutton Green.

#### Property

Rustlings is a sophisticated and light-filled home that has been thoughtfully extended and modernised. Offering almost 2,000 sq ft of accommodation, the property blends contemporary design with comfortable living, featuring high-specification finishes and expansive glazing overlooking the private grounds.

The ground floor flows from a generous, welcoming reception hall into the heart of the home: the impressive open-plan kitchen and dining room. This expansive space is flooded with natural light via two large roof lanterns and full-width sliding glass doors opening onto the rear garden. It features a bespoke fitted kitchen with a central island, wooden worktops and a range cooker, alongside a practical adjoining utility room. The inviting bay-fronted living room centres around a wood-burning stove, offering a comfortable yet sociable setting for everyday living and entertaining. Also on the ground floor are two well-proportioned bedrooms, served by a generous modern family bathroom with a walk-in shower.

On the first floor, the principal bedroom provides a tranquil retreat with vaulted ceilings, skylights, eaves storage and a luxurious en suite bathroom with freestanding bath. A further double bedroom also benefits from its own stylish en suite shower room.

#### Outside

The property is set within exceptional gardens, predominantly laid to level lawn and bordered by mature trees and established hedging, providing a good degree of privacy. To the front, a gravel driveway offers ample parking for several vehicles.



A large paved terrace with timber pergola creates an ideal space for al fresco dining, overlooking an ornamental pond and greenhouse, a courtyard area accessed via the backdoor provides a lovely spot to enjoy breakfast. The detached outbuildings offer excellent versatility; the workshop has been converted into a characterful creative studio or workspace, complemented by a separate garden office and log store.

#### Location

Rustlings is situated in the sought after hamlet of Sutton Green, an attractive semi rural setting on the edge of Guildford, surrounded by open countryside and woodland. Despite its peaceful position, the property is well placed for everyday amenities, with nearby villages offering pubs, farm shops and convenience stores, while Guildford provides extensive shopping, dining and cultural facilities, including its renowned High Street, the Yvonne Arnaud Theatre and a range of leisure options.

The area is well served by highly regarded independent schooling, including Guildford High School, The Royal Grammar School Guildford, Tormead School, and Charterhouse in nearby Godalming.

Transport connections are strong, with the A3 providing a direct route to London and the south coast, and rail services from Guildford and Woking offering frequent trains to London Waterloo in around 30-35 minutes. The M25 is also within easy reach, giving access to Heathrow, Gatwick and the wider motorway network.

Postcode region: GU4

#### General

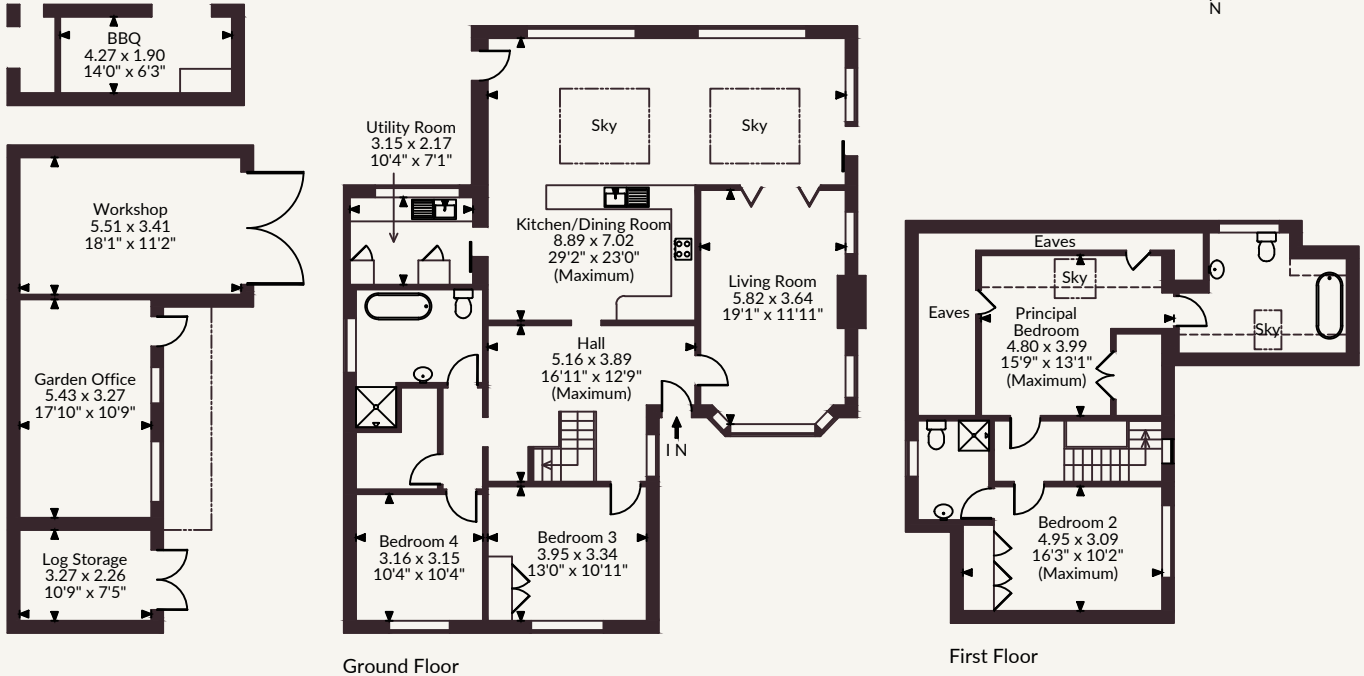
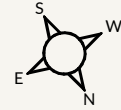
Local Authority: Woking District Council  
Services: Mains water, drainage and electricity. Oil fired heating  
Council Tax: Band F  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,987 sq ft (185 sq m)  
2 reception rooms | 4 bedrooms  
3 bathrooms | Outbuildings  
0.57 acre | Freehold  
Village

Guide price £1,350,000



Rustlings Robin Hood Lane, Sutton Green  
 Main House internal area 1,987 sq ft (185 sq m)  
 Outbuildings internal area 583 sq ft (54 sq m)  
 Total internal area 2,570 sq ft (239 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695002/NJD

## Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ  
 01483 306565 | [guildford@struttandparker.com](mailto:guildford@struttandparker.com)



@struttandparker struttandparker.com

**Strutt & Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.