



The Barn

249 Saunders Lane, Woking, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A five bedroom property with farmland views, set in grounds extending to 1.53 acres including a 0.7 acre paddock

An attractive double-fronted period family home, sensitively combining modern amenities, quality fixtures and fittings and some original fireplaces. It is located on a sought-after, highly-convenient road, equidistant between village and town centre amenities and near to the road network and station.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



1.53 ACRES



FREEHOLD



SEMI-RURAL



2,833 SQ FT



**GUIDE PRICE
£1,850,000**



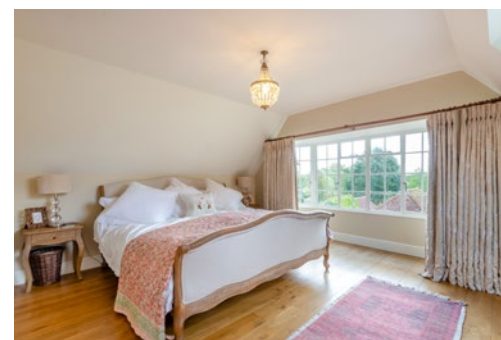
The property

This characterful detached barn is thought to have been converted in about 1903, evidenced in part by the hayloft door in one of the bedrooms.

This double-fronted family home offers 2,833 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. The ground floor accommodation flows from a welcoming wooden-floored reception hall with a door to the courtyard and includes a front aspect double bedroom suite, double aspect sitting and family rooms. An inner hall off the reception hall gives access to a utility room with a door to the garden and opens to a large triple aspect kitchen/dining room with patio doors to the garden.

There are two staircases rising to first floor landings. The reception hall staircase rises to a landing with two vaulted, old hayloft bedrooms, one overlooking the gravelled forecourt, the other dual aspect with window seating and a door to loft storage; a bathroom and space for a shower room.

The inner hall staircase gives access to two vaulted bedrooms. The wooden-floored principal bedroom has a fitted dressing area and an en suite bathroom with freestanding bath and separate shower.



Outside

Screened by mature hedging, the property is approached over a gravelled forecourt providing private parking and over a gravelled side driveway leading through double wooden gates to the rear garden. Extending to 1.53 acres, the south-east facing rear garden is laid mainly to lawn and well-stocked flower and shrub beds. It features a covered verandah opening to a lawned garden with feature central topiary and double gates to the larger garden. This in turn features two zones separated by a topiary-lined walkway, numerous seating areas, a summer house with an adjacent gravelled terrace and a barn with attached store, the whole screened by mature trees and enjoying far-reaching views over neighbouring countryside.

Location

The property sits equidistant between Woking and Worplesdon. Woking town centre offers extensive shopping, supermarkets including Waitrose, a community hospital, cinema, theatre, restaurants, pubs, leisure centres and schooling. Worplesdon

village has local shopping, a church, hotel and primary school. More extensive amenities can be found in nearby Chobham, Guildford and Lightwater. Local sporting facilities include numerous golf clubs, flying at Fairoaks, shooting at Bisley, riding at Merrist Wood and Parkwood and walking, cycling and riding in the immediate surroundings. Transportation links are excellent: Worplesdon station (1.9 miles) offers regular trains to London Waterloo, and the A3 gives access to the south coast and to connections with the M3 and M25 road network, giving further access to London and its airports.

The area offers a wide range of state primary and secondary schooling including St Hugh of Lincoln Catholic Primary and Hoe Valley Schools (both rated Outstanding by Ofsted), together with independent schools including Knowl Hill, Halstead St Andrew's and Hoe Bridge.

Distances

- Woking 3.0 miles
- Worplesdon 3.1 miles
- Chobham 4.3 miles
- Guildford 5.8 miles

Nearby Stations

- Worplesdon
- Brookwood
- Woking

Key Locations

- Whitmoor Common
- Horsell Common
- RHS Wisley Gardens
- Clandon Park
- Hatchlands Park
- Runnymede

Nearby Schools

- Pyrford Primary
- Hoe Bridge
- St Hugh of Lincoln Catholic Primary
- Knowl Hill School
- Halstead St Andrew
- St George's College
- Reeds
- Royal Grammar School





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 2,833 sq ft (263 sq m)

Outbuildings internal area 648 sq ft (60 sq m)

Covered external area 479 sq ft (45 sq m)

Total internal area 3,481 sq ft (323 sq m)

For identification purposes only.

Directions

GU22 0NU

what3words: ///haven.famous.sticky

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 G

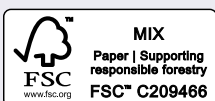
EPC Rating: TBC

Guildford

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