



# The Old Post Office

Sutton Green Road, Sutton Green










**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# A fine Grade II listed country home set in beautifully landscaped gardens

A timber-framed period home, with brick plinth and infills, offering a wealth of character detail and providing a charming living environment. The weatherboarded catslide to the rear is a later addition which enhances the accommodation on offer appealing to 21st century lifestyles. The property provides a scenic setting whilst affording easy access to communication links and amenities.

	<b>4 RECEPTION ROOMS</b>		<b>5 BEDROOMS</b>		<b>4 BATHROOMS</b>
	<b>DOUBLE GARAGE</b>		<b>0.36 ACRE</b>		<b>FREEHOLD</b>
	<b>VILLAGE</b>		<b>2,538 SQ FT</b>		<b>GUIDE PRICE £1,750,000</b>

## The property

Believed to date to C16, with later additions, and having served the community as a post office, the property is an appealing family home with an interesting heritage. Showcasing period architectural features, the well-proportioned accommodation is arranged over three floors with characteristics including ancient exposed beams, posts and brickwork, ledge and brace internal doors and a stunning fireplace. Entering via the porch at the frontage of the home, there is access into a drawing room to one side where an elegant space for relaxed downtime is on offer. To the opposite aspect, a door connects to three interlinked reception areas comprising a versatile family room with double doors opening to a vintage-inspired conservatory which offers a spot to enjoy the garden throughout the seasons. An open aperture connects the family room to the formal dining area where a vaulted ceiling with large skylight ensures a light and airy ambience. Modern fittings provide practicality whilst sympathetically complementing the vintage components in the impressive kitchen/breakfast room.

High quality white cabinetry is topped by stone work surfaces, with the kitchen featuring a Belfast sink and offering ample space for informal dining.

Two staircases rise to the first floor where there are three bedrooms, including two rooms which both benefit from fitted wardrobe storage and stylishly-appointed en suite facilities. A quaint bygone timber stairway leads up to the top of the house, where two further bedrooms are situated under the exposed rafters. One of these rooms offers a modern en suite bathroom, whilst a shower facility and a separate utility on the ground floor complete the rooms on offer in this charming and unique home.





















## Outside

A length of hedging fronts the lane, with a pedestrian gate opening onto a walkway which is flanked by areas of lawn and leads to the entrance portal. A wrought-iron gate marks the vehicular access onto a wide driveway which provides ample parking for at least four cars and gives access to the detached double garage. Much of the rear garden is grassed and interspersed with specimen and majestic mature trees, whilst beds contain attractive planting and clipped evergreen shrubs. A hedgerow at the far margin provides a natural boundary with glimpses to the open countryside beyond offering a borrowed landscape. Opportunities for al fresco dining and relaxation are offered by a paved terrace in a sheltered spot behind the garage outbuilding.

## Location

Sutton Green is an attractive historic hamlet, surrounded by idyllic Surrey countryside with the River Wey to the east, and within easy reach of the A3 for access to London and the south east. Local facilities, including a large supermarket, are available

along Clay Lane in nearby Burpham. Woking and Guildford are within easy reach offering further amenities with a wide range of shops and restaurants as well as The Yvonne Arnaud Theatre, Electric and G Live venues. For sports enthusiasts, facilities are available at the Surrey Sports Park, The Spectrum Sports Centre and there are several top-class golf courses in the locality. Excellent schooling in both the state and independent sectors is available in the vicinity. Trains into London can be accessed at nearby Worplesdon station with travel times to London Waterloo from 34 minutes, with additional railway stations in Woking and Guildford.



### Distances

- Burpham 2.5 miles
- Guildford 3.5 miles
- Woking 4.2 miles
- London Heathrow Airport 18 miles
- Central London 39 miles

### Nearby Stations

- Worplesdon railway station
- Woking railway station
- Guildford railway station

### Key Locations

- River Wey navigation
- Westfield Common
- Sutton Place
- Whitmoor Common
- RHS Garden Wisley
- Guildford Spectrum Leisure Centre

### Nearby Schools

- Westfield Primary School
- Freemantles School
- Hoe Valley School
- Burpham Primary School
- George Abbott School
- Charterhouse
- St Catherine's School
- Royal Grammar School
- Tormead School
- Guildford High 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 2,538 sq ft (236 sq m)

Garage internal area 375 sq ft (35 sq m)

Shed internal area 54 sq ft (5 sq m)

Total internal area 2,967 sq ft (276 sq m)

For identification purposes only.

## Directions

GU4 7QD

///what3words: simply.keys.venues - brings you to the driveway

## General

Local Authority: Woking Borough Council

Tel: 01483 755855

Services: Mains water, gas, electricity and drainage.

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

Council Tax: Band G

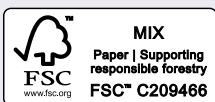
EPC Rating: TBC

## Guildford

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