



Chestnut Cottage, Sutton Park, Sutton Green, Guildford  
Surrey

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# Chestnut Cottage

## Sutton Park, Sutton Green, Guildford, Surrey

### GU4 7QW

A picture-perfect cottage set in 4.8 acres, in sought-after historic Sutton Park

Woking mainline station 2.9 miles (23 minutes to London Waterloo), Guildford town centre 3.2 miles, Guildford mainline station 3.7 miles (36 minutes to London Waterloo), A3 1.8 miles, M25 (Jct 10) 7.9 miles, Heathrow Airport 20 miles

Porch | Family room/lounge | Sitting/dining area  
Kitchen/breakfast area | Utility | Cloakroom  
Principal bedroom with dressing room & en suite shower room | Further bedroom en suite  
2 Detached barns | Workshop/utility | Tool store  
Garden office | Stores | Granary | Garden and grounds extending to 4.8 acres | Scope to install third bedroom in house and to convert barn storage rooms to further accommodation (Subject to the necessary consent)

### The property

Chestnut Cottage is a charming Grade II Listed property that dates from the 16th century. It has a thatched roof and brick and timber frame elevations, surrounded by a splendid garden, designed by a Chelsea triple gold medal winner. Inside there are two bedroom suites and a wealth of highly attractive period features, including exposed beams and grand brick-built fireplaces/inglenooks.

The ground floor has a semi open-plan layout, divided only by the substantial chimney stack with separates the triple aspect family room and the comfortable sitting and dining area. Both rooms have imposing open fireplaces/inglenooks, as well as timber beams overhead

with good height ceilings. The kitchen and breakfast room adjoins the sitting and dining area and features Clive Christian hand-painted units, a central island, an Aga, a Fisher and Paykel 2 drawer dishwasher and a Maytag American fridge/freezer. The utility room offers further space for storage and home appliances.

The central staircase leads to two first-floor bedrooms, both of which are well-presented and comfortable. The principal bedroom has its own dressing room and an en suite shower room, with the second bedroom featuring built-in wardrobe and storage space and an en suite bathroom. There is scope to install a third bedroom. (Subject to the necessary consent.)

### Outside

The property is set in a beautiful garden and is surrounded by the stunning parkland of Sutton Park. At the entrance, gates open onto the brick driveway, which leads to a gravel parking area and access to the two detached barns, workshops, home office/study and substantial storage. There is scope to convert the barn storage rooms to further accommodation. (Subject to the necessary consent.) There are further outbuildings for additional garden storage. The garden includes expansive lawns, patio areas, well-maintained shrubs and hedgerows and a variety of mature trees. There is also a peaceful pond and beyond the garden there is a large open grassy meadow. In all the plot extends to 4.8 acres. The current owners have installed a borewell to ensure a good supply of water for the gardens.

### Location

The property lies in a peaceful rural position just outside the village of Sutton Green. There is a local pub, a village hall and a parish church in the village. Nearby Guildford provides access to a wealth of amenities and facilities including high street and independent shops, and an abundance of coffee shops and restaurants and entertainment, including The Yvonne Arnaud Theatre, Electric Theatre and G Live.













## Floorplans

Chestnut Cottage Sutton Park, Sutton Green, Surrey

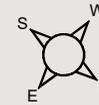
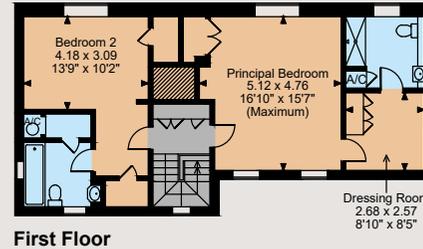
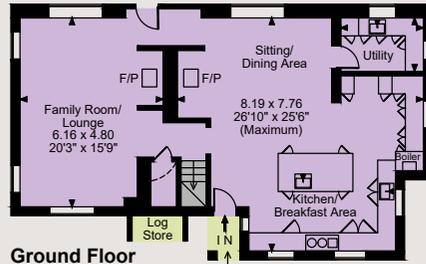
Main House internal area 1,795 sq ft (167 sq m)

Garage internal area 908 sq ft (84 sq m)

Outbuilding internal area 1,059 sq ft (98 sq m)

Total internal area 3,762 sq ft (350 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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There are several excellent schools in the immediate area, both in the state and private sector, which include Wood Street Infant School, Rydes Hill, Aldro, Charterhouse, Prior's Field, Guildford County, Royal Grammar School, Tormead and Guildford High. The area is well connected by road, with the A3, while Guildford's mainline station provides regular services to London.

## Directions

Postcode GU4 7WQ

what3words///survey.poetic.hiding

## General

**Local Authority:** Woking Borough Council

Tel: 01483 755855.

**Services:** Mains water, gas, electricity and Private drainage which may not be compliant to current regulations. Further information is being sought.

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

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,595,000

## Guildford

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