



Manor Farm









Warren Lane, Woking, Surrey



BNP PARIBAS GROUP

A substantial farmhouse set in 12.2 acres grounds with an overlook over the Wey Navigation Canal

A double-fronted four bedroom period family home, sensitively combining quality fixtures and fittings and elegant neutral décor with period features. It occupies a sought-after, highly-convenient position, near to village and town centre amenities, the M25 road network and stations, one with journey times to London Waterloo of around 25 minutes.

	6 RECEPTION ROOMS		4 BEDROOMS		5 BATHROOMS
	PRIVATE PARKING		12.2 ACRES		FREEHOLD
	SEMI-RURAL		5,031 SQ FT		GUIDE PRICE £3,850,000

The property

Manor Farm is a double-fronted family home offering 5,031 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property offers modern amenities, quality fixtures and fittings and elegant décor throughout.

The accommodation flows from an L-shaped part-vaulted parquet-floored entrance hall with a cloakroom, fireplace and staircase to the upper floor. It comprises a drawing room with a marble fireplace with inset stove and two sets of French doors to a terrace, together with a sitting room with an exposed brick fireplace with woodburner and double doors to the conservatory. Currently used as a dining room and with double doors to the kitchen/breakfast room, it has an angled glazed roof, French doors to a terrace and access to a vaulted wooden-floored gym with bi-fold doors to the garden. The kitchen/breakfast room, also accessible from the hall, has tiled flooring, a range of bespoke units, a breakfast bar, Belfast sink,

complementary worktops and splashbacks, modern integrated appliances and a serving hatch to the drawing room. An inner hall off the kitchen opens to a fitted utility room, wooden-floored family room with French doors to a terrace, beamed study, second cloakroom and vaulted wooden-floored boot room with kitchenette and eaves storage over.

A split-level landing with useful storage gives access to a vaulted principal bedroom suite, the property's three remaining double bedrooms and a family bathroom. The principal bedroom has French doors to a private balcony, a fully-tiled en suite bathroom with twin sinks, bath and separate shower and a fitted dressing room with a walk-in wardrobe. The remaining bedrooms all have en suite shower rooms, one split-level with French doors to a private balcony.













Outside

Occupying a 12.2 acre plot bordered by the Wey Navigation Canal, the property is approached over a gravelled driveway and forecourt with water feature turning circle, providing private parking and giving access to rear parking and a courtyard with L-shaped stabling with five loose boxes and stores. The formal garden is laid mainly to lawn interspersed with mature trees. It features numerous seating areas, one canalside, a shed, summer house and several paved terraces, ideal for entertaining and al fresco dining and enjoying views over the property's stock-fenced paddocks.



Distances

- Woking 3.9 miles
- Guildford 9.2 miles
- Ascot 13.5 miles
- Camberley 13.7 miles
- Farnborough 16.3 miles

Nearby Stations

- Woking
- West Byfleet
- Guildford

Key Locations

- Pewley Down Nature Reservice
- Loseley Park
- RHS Garden Wisley
- Windsor castle

Nearby Schools

- Pyrford CofE Primary
- Greenfield
- Halstead St Andrews's
- Ripley Court
- Knowl Hill
- Hoe Bridge
- Royal Grammar School
- Guildford High School
- Charterhouse

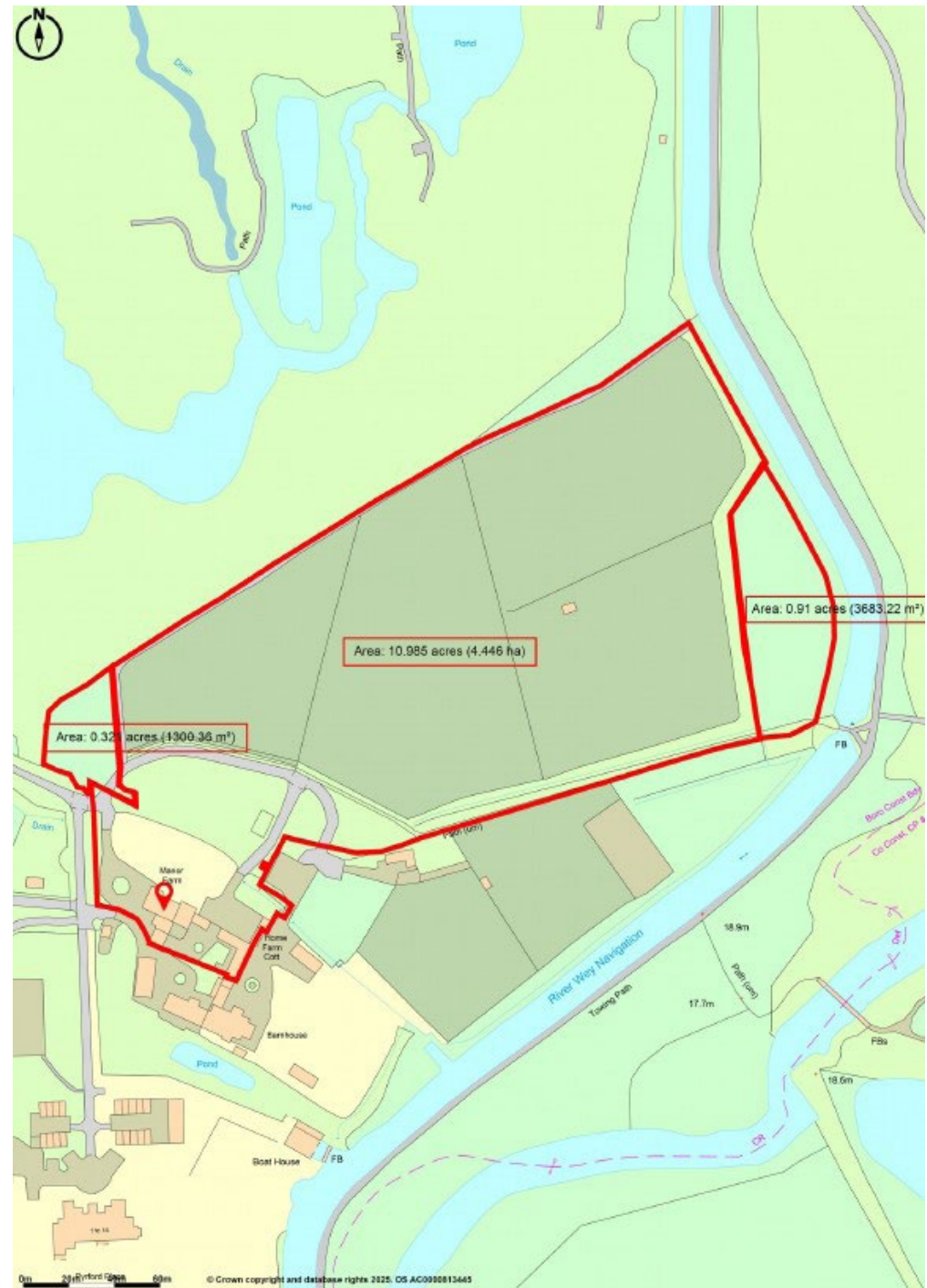






Location

In addition to its lakes and the River Wey Navigation Canal separating it from Wisley and its world-renowned RHS gardens, Pyrford village has a church, social club, lockside pub/restaurant, marina, golf courses and primary schooling. West Byfleet and Woking both offer extensive shopping, supermarkets including Waitrose, medical services, restaurants, pubs, leisure centres and schooling. Transportation links are excellent, with buses connecting Pyrford to Woking, West Byfleet and Byfleet. West Byfleet and Woking stations (approximately 1.9 and 3.8 miles away, respectively) offer regular services to London Waterloo from the latter in around 25 minutes, and the A3 gives access to the south coast, the M3 and M25 road network, giving further access to London and its airports.





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 5,031 sq ft (467 sq m)
Outbuildings internal area 1,578 sq ft (147 sq m)
Balconies external area 170 sq ft (16 sq m)
Total internal area 6,609 sq ft (614 sq m)
Quoted area excludes external C/B
For identification purposes only.

Directions

GU22 8XD

what3words: ///look.cheat.rents

General

Local Authority: Woking Borough Council
Tel: 01483 755855.

Services: Mains water, gas and electricity. 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 H

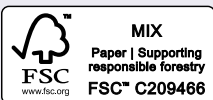
EPC Rating: TBC

Guildford

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