



Handsome Edwardian house with fabulous gardens

The Old Vicarage Wyke, Guildford Road, Normandy, Surrey, GU3 2DA

Freehold





Impressive period features • Four reception rooms • Study • Five bedrooms • Three bathrooms • Stunning gardens • Double garage and outbuilding • Set in about one acre

Local information

Conveniently situated to the west of Guildford, the village of Normandy enjoys a pleasant rural location. The southern part of the parish lies within a mile of the Hog's Back on the North Downs, whilst the northern part undulates amidst woods and common land. The local villages of Ash and Pirbright offer facilities for daily needs, whilst the towns of Guildford and Farnham offer an excellent range of shopping and recreational amenities.

Communications are excellent with the A3 at Guildford providing ready access to London, the south coast and the M25. There are fast and frequent trains to London from Guildford and Brookwood with journey times from around 36 minutes. Wanborough railway station is 0.6 mile from the property, one stop to Guildford and on the Gatwick and Reading line.

Schools in the area include Salesian College, Rydes Hill Preparatory, Aldro, Prior's Field, The Royal Grammar School, Guildford High School and Charterhouse.

Sporting facilities include cricket, football and tennis with village clubs, racing at Sandown Park, golf at several local clubs and a wide choice of activities at the Spectrum Leisure Centre.

In addition, the surrounding countryside offers ample

opportunity for walking and riding directly from the property.

About this property

The Old Vicarage Wyke is a wonderful family home, having been beautifully maintained by the current owners and is being offered to the market for the first time in over 30 years.

Accommodation extends to over 3800 sq ft and is well laid out which makes this home ideally suited for modern family living with its excellent reception rooms and delightful gardens.

Originally dating from 1903, the property enjoys a number of charming features including high ceilings, fireplaces and cornicing, these rooms are filled with natural light and enjoy a pleasant aspect over the gardens and countryside beyond.

The kitchen/breakfast room has been fitted with traditional style cabinetry, AGA and has ample space for informal dining. A bespoke utility can be found to the rear.

There are three well proportioned reception rooms all of which have fireplaces, wood flooring and large windows. A bespoke conservatory and a study complete the downstairs.



The impressive staircase leads to the first floor, there are five double bedrooms, the principal has beautiful bay windows and an en suite, across the hall is the family bathroom.

Well screened and private, the gardens are south facing and extend to approximately one acre with a delightful terrace, level lawn and a number of specimen trees.

Accessed via wooden gates, there is a large graveled driveway and a double garage.

Tenure

Freehold

Local Authority

Guildford Borough Council

Viewing

Strictly by appointment with Savills





The Old Vicarage Wyke, Guildford Road, Normandy, Surrey, GU3 2DA

Gross internal area (approx) 3875 sq ft

Outbuildings 501 sq ft

Total 4376 sq ft

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Approximate Area = 3875 sq ft / 360.0 sq m
 Garage = 424 sq ft / 39.4 sq m
 Outbuilding = 77 sq ft / 7.2 sq m
 Total = 4376 sq ft / 406.6 sq m
 Including Limited Use Area (19 sq ft / 1.8 sq m)
 For identification only. Not to scale.
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First Floor

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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