



Imposing 6 bedroom family home in 3.5 acres

The Tree House, Storrs Lane, Worplesdon, Guildford, Surrey, GU3 3QJ

Freehold



Spacious accommodation over 3 floors • Contemporary open plan kitchen/dining/family area • Sitting room • 6 bedrooms • 3 bathrooms • Gardens and woodland in about 3.5 acres • Double garage with studio above

Local information

Situated in Green Belt midway between Woking and Guildford, the historic village of Worplesdon is surrounded mainly by commons and farmland. With its excellent bakery, village hall, ancient parish church, cricket and football clubs. The village retains a distinctly rural feel with the advantage of extensive shopping, leisure and cultural amenities available nearby at both Guildford and Woking. The train station at Worplesdon is about 2.5 miles away with journey times to London Waterloo from 30 minutes. Alternatively, Brookwood station is under 2 miles away and offers journey times from 41 minutes.

There is a wide choice of schools in the area, including Guildford High School, Royal Grammar, Tormead, Lanesborough and Hoe Bridge among many others.

Recreational opportunities include golf at Worplesdon, Woking, Hoebridge, Sutton Green and Pyrford, flying at Fair Oaks and a variety of activities at sports and leisure centres at both Guildford and Woking.

In addition, the surrounding countryside, including the North Downs and the Surrey Hills, offers excellent walking, cycling and riding.

About this property

The Tree House is a handsome period home combining character charm with modern day living.

The open plan kitchen/dining/family area is an impressive space measuring nearly 30 ft with views overlooking the lawned gardens. There is a separate sitting room with a feature fireplace, this room is wonderfully light with French doors opening on to the garden. A utility room and cloakroom complete the downstairs accommodation.

The first floor comprises a large principal bedroom with en suite bathroom with rainfall shower, freestanding bath and twin sinks. There are two further bedrooms and a family bathroom. A notable feature is the balcony enjoying garden views accessed via the principal bedroom and bedroom 2. The second floor has three additional bedrooms and a family shower room.

There are substantial grounds of about 3.5 acres. The formal gardens wrap around the house and there is a large area of mature and established woodland to the rear providing screenery and a habit for wildlife.

The property is accessed via a sweeping gravel driveway providing ample parking. The detached double garage has stairs to the side leading to a useful studio/storage room above.

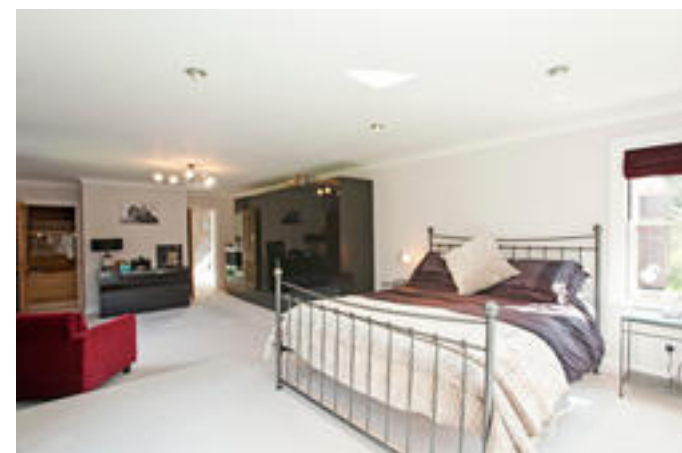
Photographs taken April 2013.

Tenure

Freehold

EPC rating = D





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Gross internal area (approx) 2814 sq ft

Outbuildings 521 sq ft

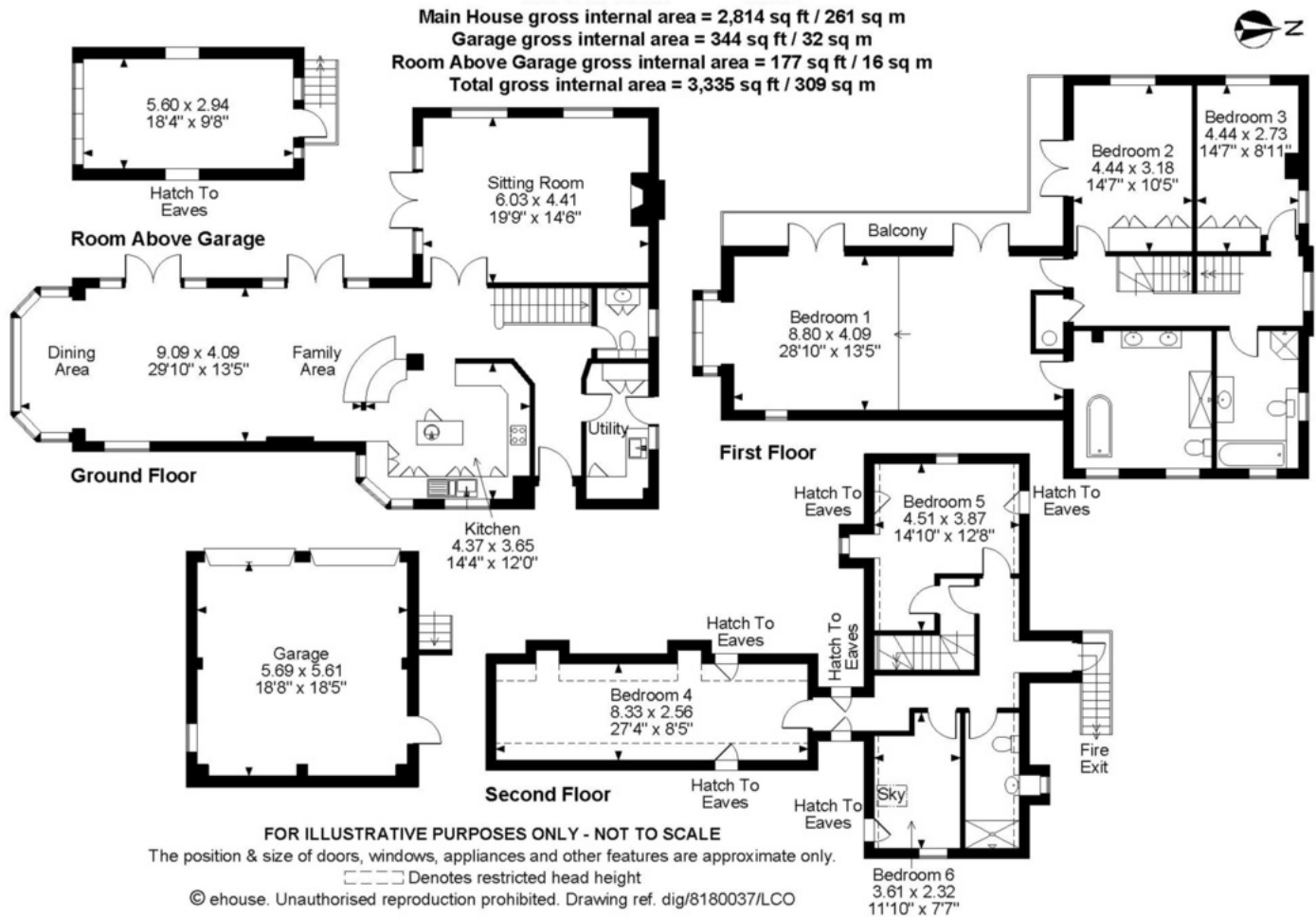
Total 3335 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(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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