



# MANOR FARM

Pyrford, Surrey

savills



## MANOR FARM

PYRFORD PLACE, WARREN LANE,  
WOKING, SURREY, GU22 8XD

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Unique opportunity to purchase this historic country home on about 13 acres of Surrey countryside, gardens, orchards, paddocks and woodland.

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- ◆ Historic country home on about 13 acres of Surrey countryside
- ◆ Perfect for equestrian with 6 period timber framed stables and a workshop
- ◆ 4 reception rooms
- ◆ Kitchen/breakfast room
- ◆ 6/7 bedrooms
- ◆ 5 bathrooms (4 en suite) and 3 cloakrooms (1 en suite)
- ◆ Utility room
- ◆ Double garage
- ◆ Gravel driveway to both front and rear of the property
- ◆ About 1.9 miles to West Byfleet mainline station and village









## Description

A unique opportunity to acquire a 13 acre 'mini' estate. Manor Farm is a historic house and outbuildings with origins dating back to the late 1800s.

The properties total 6230 sq ft and include the main house, detached stables surrounding a pretty courtyard and substantial land leading to the Wey Navigation.

You approach the main property via a gravel driveway to the front providing parking for several cars or a sweeping driveway leading to the rear of the property which provides additional parking and leads to the garaging and stables.

The main house is a characterful home combining original features with modern family living. This is surrounded by beautiful landscaped gardens and overlooks the land beyond.

The ground floor has an elegant drawing room with marble fireplace providing the focal point and high ceilings with twin French doors opening on to the main garden area.

The inner hallway has an attractive fireplace and leads through to the formal dining room which features a brick fireplace and wood burning stove.

The dining room provides access to the bright and spacious conservatory leading out to the private patio, courtyard setting and stables beyond, great for summer entertaining. There is internal access from this room into a double garage.

The kitchen/breakfast room has a modern rustic feel being well equipped with an extensive range of cupboards and a gas Aga providing plenty of heat in the winter.

There is a double aspect family room with double doors opening on to the rear courtyard patio and a separate utility room situated along the hallway.

There is also a playroom/bedroom and second guest cloakroom on this floor as well as the study/bedroom with vaulted ceiling and en suite shower room, making this an ideal space as a staff annexe or guest suite with a separate entrance.

On the first floor the master bedroom with large en-suite bathroom and separate shower has tall ceilings and a private balcony with stunning views out to the gardens and land beyond. There are four further bedrooms; one has a split level mezzanine and private balcony and three with en suite facilities.

A true feature of this property is the stunning grounds, landscaped gardens with willow trees and orchard with vegetable patch. A communal footpath leads down to and along the Wey Navigation providing peaceful walks to enjoy.









## Location

Manor Farm is situated close to Pyrford, which is a suburb of Woking and is within easy reach of West Byfleet Village.

Woking has a good selection of leisure centres, swimming pools and gyms. The station offers fast mainline rail services to London Waterloo with some services as quick as 23 minutes. The Basingstoke Canal meanders through the heart of Woking, an ever-present reminder of the proximity of open space, calm and countryside.

The area in general is served well with an excellent selection of schools both in the private and state sectors including Guildford High School for Girls, Guildford Grammar, Ripley Court, St George's Weybridge, Hoe Bridge, Cranleigh, Charterhouse, St Catherine's and the American School at Cobham.

The motorway network can be accessed just 5 miles away (J10, M25/A3), allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow – 18.2 miles, Gatwick – 26.6 miles).

West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, including a Waitrose supermarket. The centre also includes a large doctors surgery and a mainline station. There are also a number of pubs and restaurants.

West Byfleet station has a regular mainline service to London Waterloo in about 30 minutes.

There is also a good choice of leisure facilities with Nuffield Health Club and Byfleet Lawn Tennis both 0.2 miles away. There are a wide choice of local golf courses in the area (including Pyrford golf club next door), football and rugby clubs, and racing at both Kempton and Sandown Parks. The property is adjacent to miles of greenbelt countryside with footpath walks around the Way Navigation Canal.







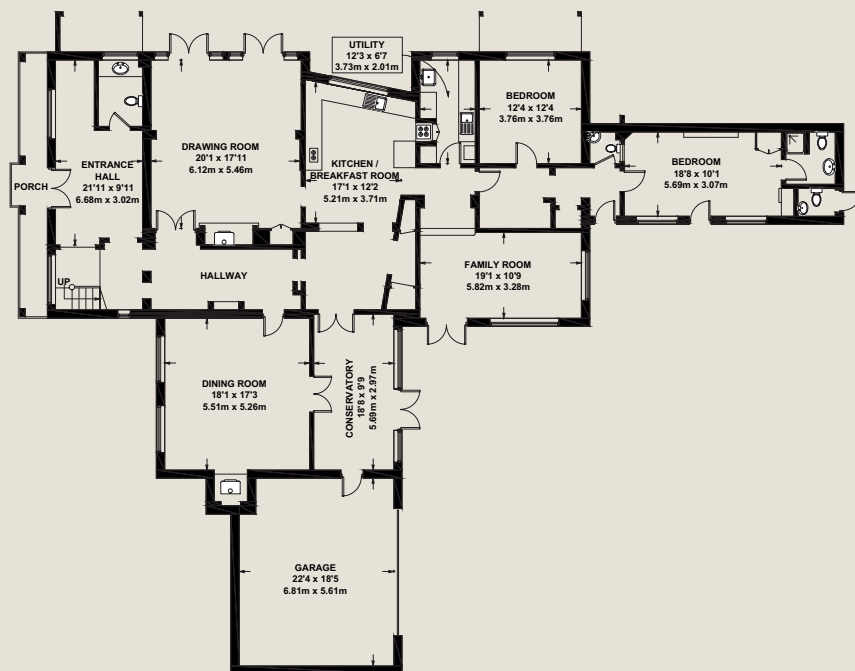


## FLOORPLANS

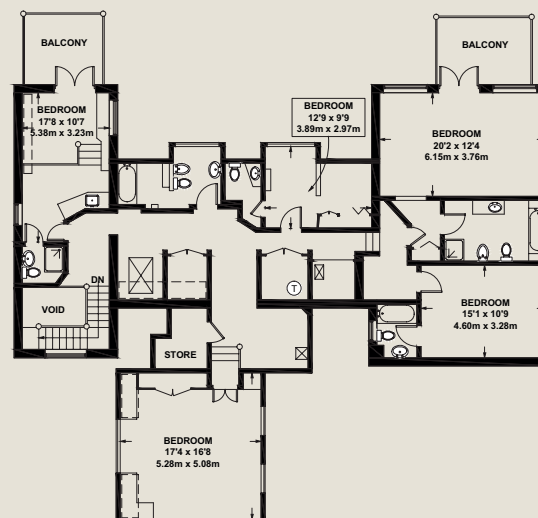
Approximate Gross Internal Area = 464.9 sq m / 5004 sq ft (Including Garage / Excluding Void)

Outbuilding = 113.9 sq m / 1226 sq ft

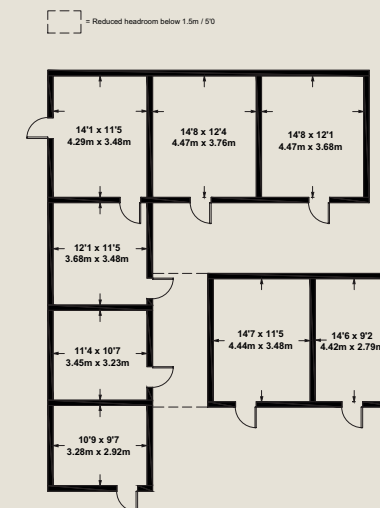
Total = 578.8 sq m / 6230 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		