



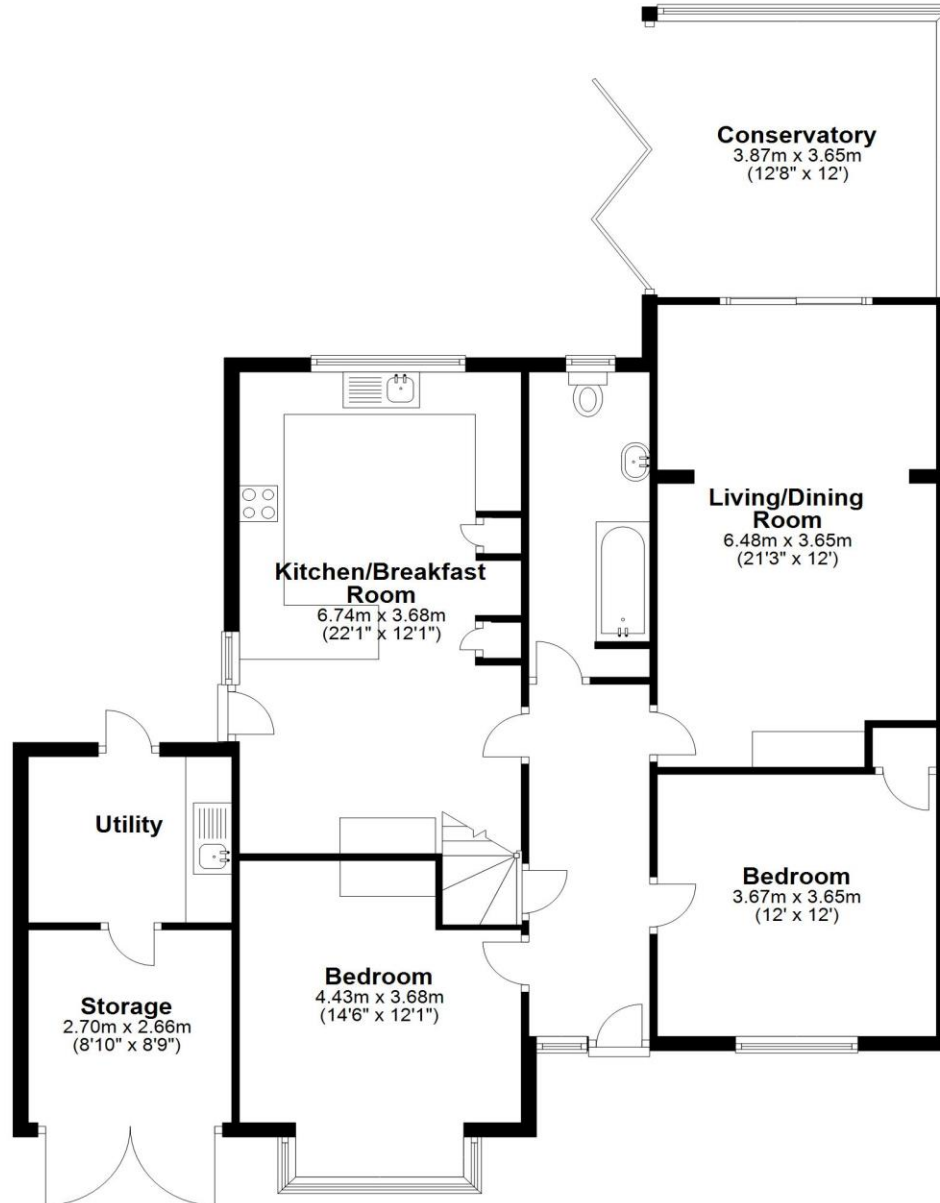
GUILDFORD

£895,000

A superbly presented three double bedroom, two bathroom detached chalet bungalow positioned in the highly sought after village of Wood Street backing directly onto farmland.

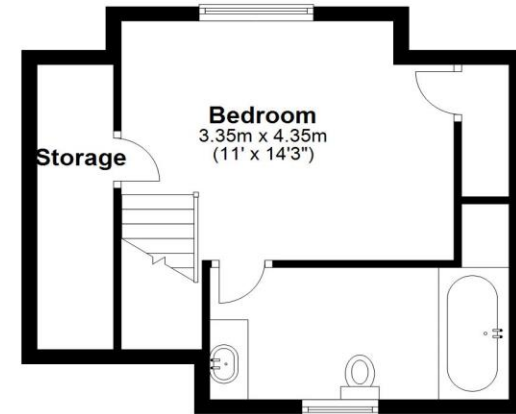
Ground Floor

Approx. 122.9 sq. metres (1323.1 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 152.5 sq. metres (1641.0 sq. feet)

Frog Grove Lane, Wood Street Village, Guildford, Surrey, GU3 3EY

- **Semi Rural Location**
- **Approximately 130ft Rear Garden**
- **Bespoke Conservatory**
- **Three Double Bedrooms**
- **Well Appointed Kitchen/Breakfast Room**
- **Two Bathrooms**
- **Views Over Farmland**
- **Spacious Reception Room**

A superbly presented three double bedroom, two bathroom detached chalet bungalow positioned in the highly sought after village of Wood Street backing directly onto farmland.

The versatile accommodation comprises a beautifully appointed open plan kitchen/breakfast room which enjoys views over the garden, spacious open plan living/dining room which features bi-folding doors to a bespoke double glazed conservatory, two large double bedrooms and a luxuriously appointed bathroom. The first floor homes the principal bedroom with en-suite bathroom and enjoys lovely views over the garden and farmland beyond. Other benefits include an integral garage (which has been partially converted into a utility room), a fabulous rear garden measuring approximately 130ft backing directly onto farmland and off road parking for numerous cars. Internal viewings are highly recommended via the vendor's sole agents.

Conveniently situated within easy reach of Guildford Town Centre and mainline station. The High Street offers excellent shopping and there are numerous restaurants and bars within the town. There are also excellent schooling within easy reach, including Rydes Hill Preparatory School and Nursery being approximately 1.5 to 2 miles and there is also Wood Street Infant School within the village, as well as the village pub The White Hart within approximately a 6 minute walk.

Council Tax Band E - EPC Rating D

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



