



ESTATE AGENTS



Place Cottage, Perry Hill, Worplesdon, Guildford, GU3 3RD

£750,000

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This spacious three double bedroom detached home has Planning Permission for extending and enlarging and occupies a secluded plot with charming west-facing rear garden and ample parking and is set back off the Worplesdon Road in Perry Hill and offers an incoming purchaser the ideal opportunity to extend and re-configure to suit their requirements.

The front door leads into a spacious hall with stairs to 1st floor with under-stair cupboard. To the front is a large dual aspect reception room with bay window to front and French doors to side. To the rear is modern open plan kitchen/dining room with a glazed door and windows to rear. The kitchen is fitted with a range of units with space for appliances, window to rear. Also on this floor is a double bedroom with built-in wardrobes and a downstairs cloak room.

The galleried 1st floor landing has a built-in airing cupboard and access above to a boarded storage loft. On this floor are two large double bedrooms, which both have two walk-in wardrobes to either end, and a modern family bathroom comprising a bath with shower above, WC, wash hand basin and heated towel rail with window to side.

To the front of the property are timber double gates leading to the drive providing parking for 4 cars and leading to the attached garage with up & over door to front, window to side and door to rear with wall-mounted boiler.

The front lawn with mature hedging to front providing a good degree of seclusion and extends around the side of the property and leads to the mature West-facing rear garden comprising extensive level lawn with shrub and flower bed borders.

- Village Location
- Detached House
- Three Double Bedrooms
- Planning Permission for Extending
- Planning Reference – 21 /P/02392
- Large Reception Room
- Modern Kitchen/Dining Room
- West Facing Garden
- Ample Driveway Parking & Garage

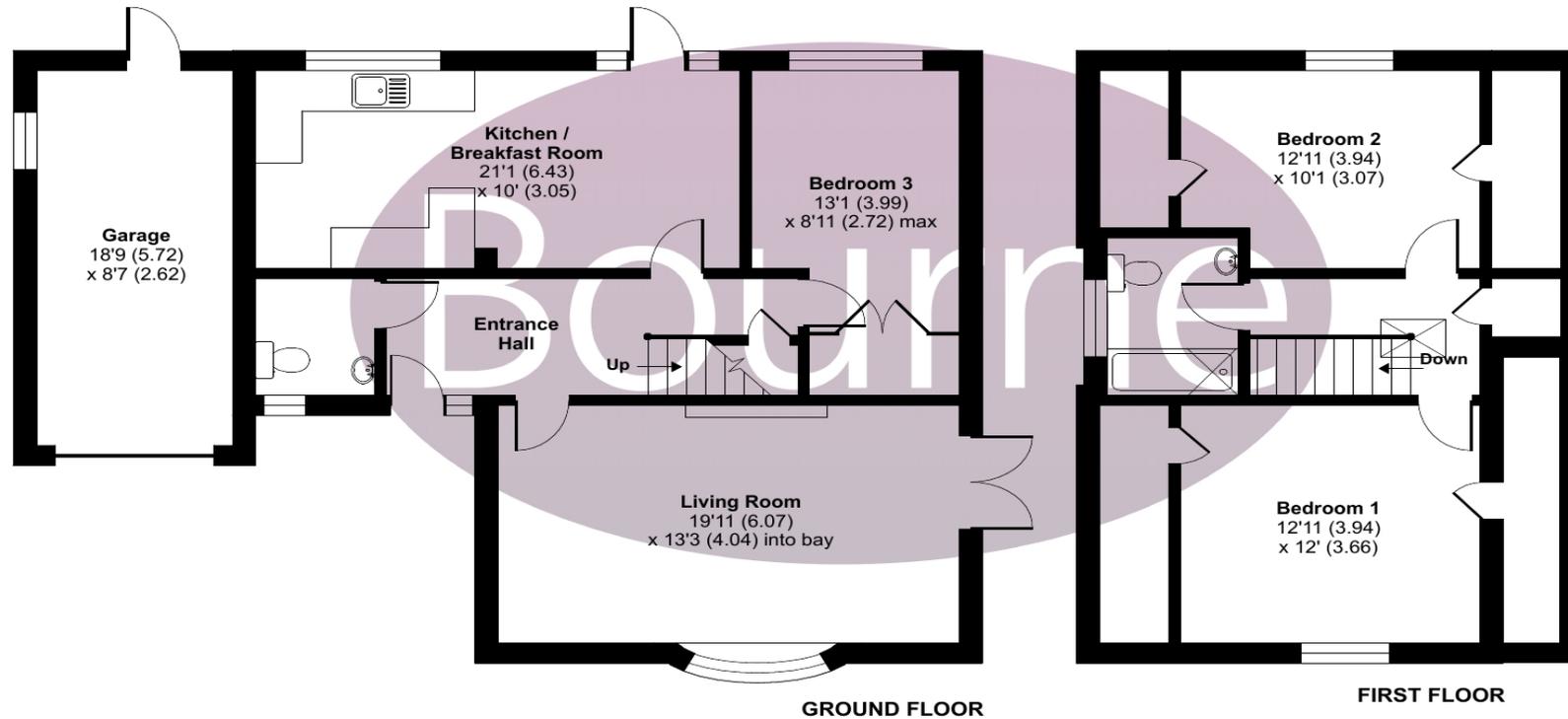


Floor Plan

Place Cottage, Perry Hill, Worplesdon, Guildford, GU3

Approximate Area = 1412 sq ft / 131.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 816483

Location

Perry Hill, Worplesdon is a small village with an attractive green on a hill at its centre and is bordered by Whitmoor Common and farmland yet is just four miles from the centre of Guildford, with its extensive range of shopping, leisure and cultural amenities. Communications are excellent, with the A3 and the M25 within easy reach and Worplesdon station being within 1.6 miles away offering a fast and regular service to London/Waterloo, with journey times from 36 minutes. There is a wide choice of good schools in the area, including Tormead, Royal Grammar School, Guildford High and Lanesborough. Recreational opportunities include golf at several local clubs, flying at Fairoaks aerodrome and a wide variety of activities at the Guildford Spectrum Leisure Centre. In addition, the surrounding countryside, including the North Downs and The Surrey Hills, offers wonderful walking, cycling and riding.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Guildford Office: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Sales: 01483 458337 | **Lettings:** 01483 458338 | **Web:** www.Bourneestateagents.com

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