



Homes of Distinction



WORPLESDON

Prey Heath Close, Worplesdon, Woking, Surrey, GU22

A charming 4 bedroomed detached residence serenely nestled within idyllic gardens, with picturesque views over open fields.

Nestled in a tranquil cul-de-sac, this charming detached family residence offers the perfect blend of serene countryside living and easy urban access. A remarkable feature of this property is its direct backdrop of open fields, ensuring a sense of space and tranquillity. Located just a short walk away from Worplesdon station, the convenience of city connections is at your doorstep.

The well-designed accommodation encompasses a welcoming kitchen/breakfast room, a spacious 23ft double-aspect living room adorned with an open fireplace, and three additional reception rooms that offer versatility and ample space for various uses. With four generously sized bedrooms, including an en-suite shower room for the principal bedroom, and a family bathroom, this home provides comfortable and private quarters for the entire family.

Outdoors, the residence is surrounded by fabulous secluded gardens that provide scenic views over the open fields, creating a private haven for outdoor relaxation and recreation. Notably, this property offers significant potential for expansion, subject to the usual consent, allowing you to customise and further enhance this idyllic family retreat. Don't miss the chance to make this exceptional residence your own, as it presents the rare opportunity to enjoy the beauty of rural living without sacrificing the conveniences of modern life.

Council Tax Band G – EPC Rating D



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

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LOCATION

This idyllic country setting offers an outstanding London commute while providing easy access to both the historic market town of Guildford, with its delightful town centre, and the bustling, cosmopolitan hub of Woking, known for its vibrant assortment of bars, cafes, and restaurants. Worplesdon, a charming village in its own right, features a mainline station, a local bakery, a hotel, a welcoming public house, and a serene church, perfectly nestled between the attractions of Guildford and Woking. Both towns offer a wealth of amenities, from excellent shopping to recreational opportunities and top-notch educational facilities. Fast commuter rail services to London Waterloo ensure swift travel times of approximately 35 and 24 minutes, respectively. Furthermore, the nearby A3 seamlessly connects to the M25 at Junction 10 (Wisley), providing excellent access to major airports, including Heathrow and Gatwick. This location is the embodiment of rural tranquillity with urban accessibility, making it an ideal place to call home.





ACCOMMODATION & SPECIFICATION

- ❖ Charming Detached Family Residence
- ❖ Kitchen/Breakfast Room
- ❖ 23ft Double Aspect Living Room
- ❖ Three Further Reception Rooms
- ❖ Four Double Bedrooms
- ❖ En-Suite To Principal Bedroom
- ❖ Beautifully Appointed Family Bathroom
- ❖ Beautifully Maintained Secluded Rear Garden
- ❖ Idyllic Country Setting With Scenic Views Over
Open Fields
- ❖ Cul-de-sac Location



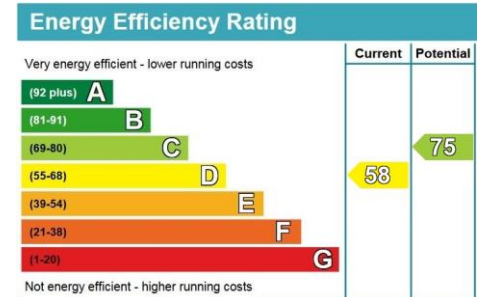
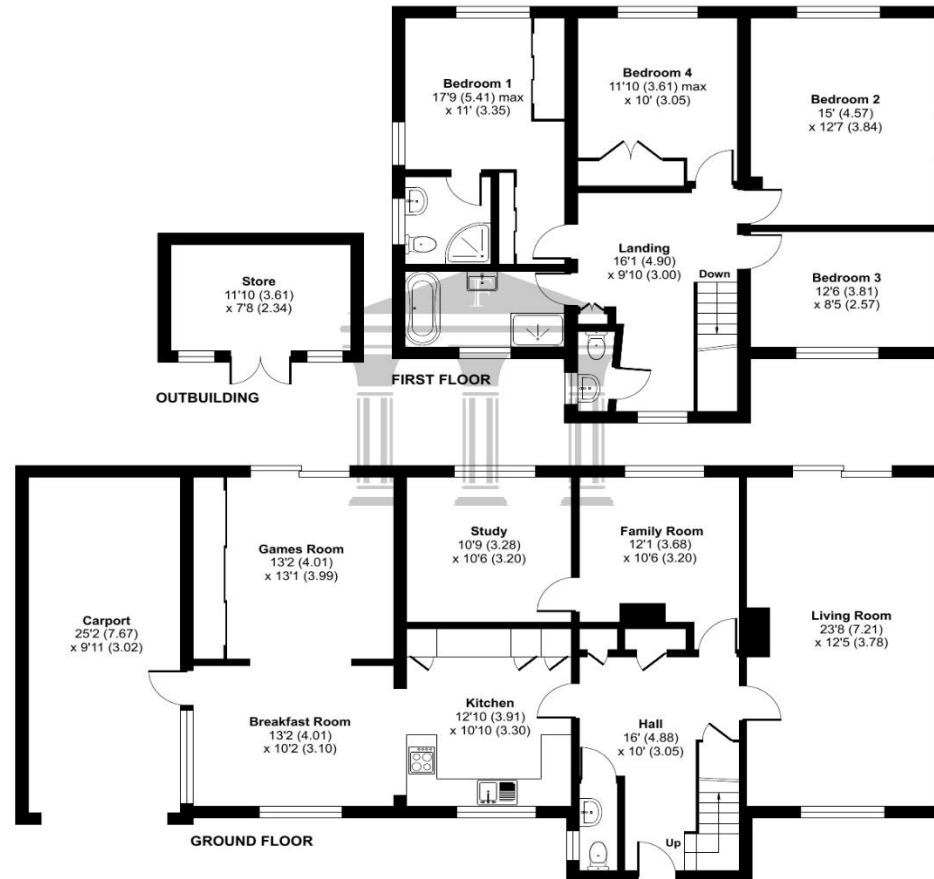
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Approximate Area = 2107 sq ft / 195.7 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 2198 sq ft / 204.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1109871



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www.foundationsofwoking.com

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