



## **SUTTON GREEN**

**£12,500**

**A rare opportunity to acquire a delightful parcel of established woodland, peacefully positioned abutting Whitmoor Lane in the highly regarded village of Sutton Green.**



## Whitmoor Lane, Sutton Green, Guildford, Surrey, GU4 7QB

**Price £12,500**

A rare opportunity to acquire a delightful parcel of established woodland, peacefully positioned abutting Whitmoor Lane in the highly regarded village of Sutton Green. This attractive stretch of woodland offers a tranquil setting with a rich variety of mature trees and vegetation.

Despite its idyllic and secluded feel, the land enjoys exceptional convenience. The nearby towns of Guildford and Woking are both within easy reach, offering an extensive range of shopping, leisure and dining facilities. Woking's highly regarded mainline station provides a fast and frequent service to London Waterloo, making this an appealing prospect for those seeking accessible countryside ownership.

Whether acquired for amenity use, conservation interest or long-term investment, this parcel of woodland represents a unique and increasingly scarce opportunity in a desirable Surrey location. Offered to the market by sole agents, early enquiries are highly recommended.

**Location** - Sutton Green presents a unique countryside ambiance, making it a rare gem in the local area. Its pastoral charm creates a tranquil setting that feels connected to nature without sacrificing proximity to amenities. Both Woking and Guildford offer excellent rail connections to London, with Woking being the fastest route, taking just 25 minutes. Access to the A3 trunk road is conveniently located around 1.5 miles away at Burpham, providing quick and convenient links to central London (27 miles) as well as Heathrow and Gatwick Airports, ensuring ease of travel for both domestic and international journeys.

**Tenure:** Freehold

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.



*Land indicated by arrow*

