



Hunts Farm, Egley Road, Woking, Surrey GU22 0NQ



HUNTS FARM EGLEY ROAD  
WOKING SURREY GU22 0NQ

## Freehold

Refurbishment opportunity	Grade II Listed Farmhouse
Three reception rooms	Three double bedrooms
Large attic room	Character features including inglenook fireplaces
Further development potential	Substantial plot of approximately half an acre
Backing on to Nature Reserve	EPC: Exempt (Listed Building)



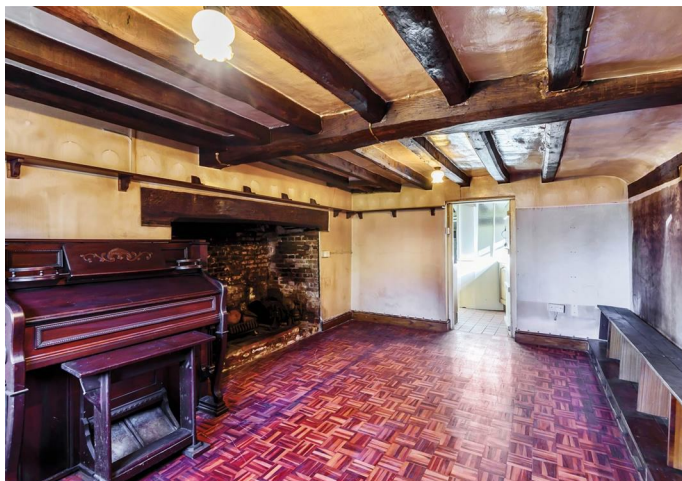
### THE PROPERTY

Hunts Farm provides the perfect project for those wanting to bring this once much-loved home back to its former glory. Arranged over three floors this spacious property provides scope for further extension, subject to planning permission and listed building consent. The property boasts wonderful character features including two inglenook fireplaces and oak timbers to the first and second floor.

Accommodation to the ground floor comprises three spacious reception rooms (two with open fires), a spacious utility and kitchen practical kitchen with larder. To the first floor there are three large double bedrooms served by a family bathroom. Stairs take you to the second floor where a large attic room provides scope for conversion, subject to planning.

It should be noted that the property is sold with the benefit of a damp proofing warranty (subject to final render course) and internal timber treatment.

**A very rare opportunity to acquire a character filled Grade II listed farmhouse sitting in a substantial plot situated in the village of Mayford.**



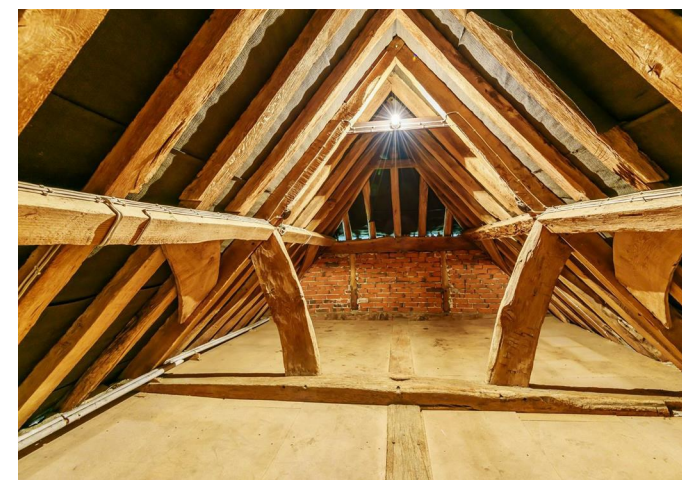
## SITUATION

The property is situated in the village of Mayford between Guildford and Woking. There is good access to London as Worplesdon station is reached by a pleasant 15 minute walk, with trains of 35 minutes to London Waterloo, while trains from Woking take only 27 minutes. Local amenities are available at Mayford Post Office and Stores within a 10 minute walk, along with two good gastro pubs. The area is well respected for its local schools, both state and private.

## THE GROUNDS AND GARDENS

The grounds at Hunts Farm are of particular note and measure approximately half an acre, securely fenced with a combination of new close board fencing and new chestnut pale fencing. There are two large outbuilding that could be replaced or refurbished to provide garaging, subject to planning. The property backs on to the Hoe Valley Nature Reserve, an idyllic setting with an array of mature trees and rich in wildlife.

There are brick foundations that have been uncovered in the garden that may provide the opportunity for further development of the plot, subject to planning.



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Approximate Area = 2326 sq ft / 216 sq m  
 Limited Use Area(s) = 125 sq ft / 11.6 sq m  
 Outbuilding = 531 sq ft / 49.3 sq m  
 Total = 2982 sq ft / 277 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

Woking Borough Council

## COUNCIL TAX

Band G

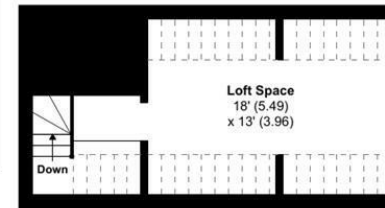
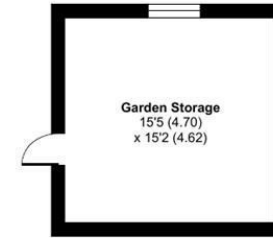
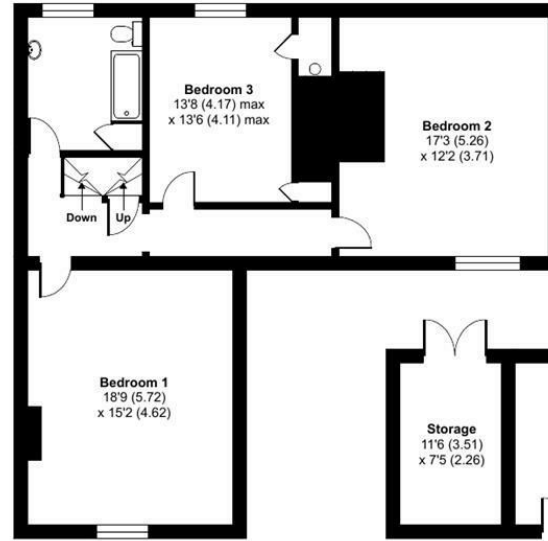
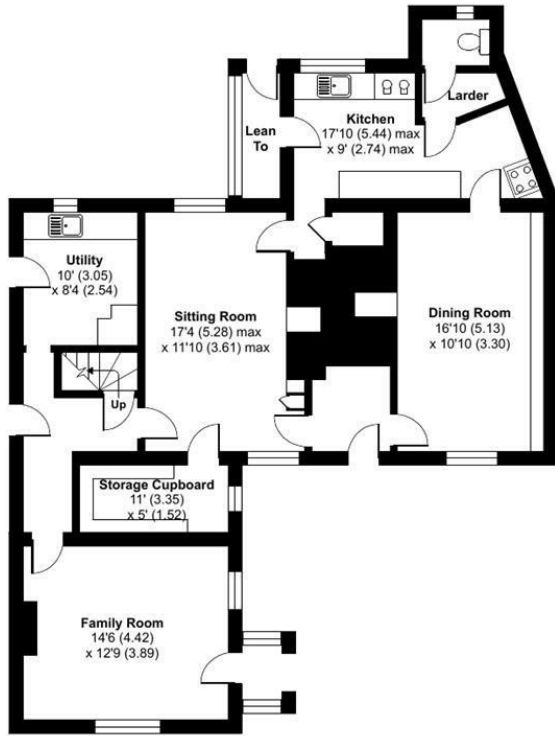
## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

9th November 2022



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Clarke Gammon. REF: 915825

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## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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