



Pitmore Farmhouse, Holly Lane, Worplesdon, Guildford, Surrey



Pitmore Farmhouse

HOLLY LANE, GUILDFORD, SURREY, WORPLESDON, GU3 3PB

A substantial character farmhouse situated in a quiet location offering flexible accommodation on the outskirts of Guildford.

In need of updating, this interesting detached house is situated in grounds of approx 1.8 acres to include an all weather tennis court. The house retains open fireplaces and other character features. The house has been the subject of improvements over the years and the property now offers an excellent opportunity for the new owner to create a wonderful family house. Accommodation comprises; principle bedroom with en suite WC, 4 further bedrooms with an upstairs family bathroom, living room, dining room, reception hall, study, kitchen, utility, downstairs WC with a shower cubicle, conservatory, double garage, single garage, car port.

- **5 bedrooms**
- **Living Room**
- **Kitchen**
- **Conservatory**
- **Approx. 1.8 Acres**
- **Reception Hall**
- **Dining Room**
- **Utility Room**
- **3 garages**
- **All weather Tennis Court**

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Local Authority: Tax Band G

Services: Mains electric and water with drainage to private system







Garden and grounds

The grounds are a delightful feature of the property comprising mostly lawn with a number of well stocked flower and herbaceous borders. There are a number of mature trees including productive fruit trees, a patio area and substantial gravel driveway leading to the garages. The boundaries are well defined and the whole plot measures approximately 1.8 acres.



Situation

Worplesdon is a popular village with both Guildford and Woking town centres are an easy drive away with their extensive range of shops and boutiques, restaurants, leisure and cultural facilities such as the Yvonne Arnaud Theatre and G live in Guildford and The Lightbox and New Victoria Theatre in Woking.

In the surrounding area there are a comprehensive range of schools, both private and state.

Worplesdon, Woking and West Hill Golf Clubs are close by as is Woking Lawn Tennis and Croquet Club. The A3, M3 and M25 are within easy reach giving access to London, Heathrow Airport, Gatwick Airport and the South Coast. Woking, Worplesdon, Brookwood and Guildford railway stations provide a train service to London Waterloo.

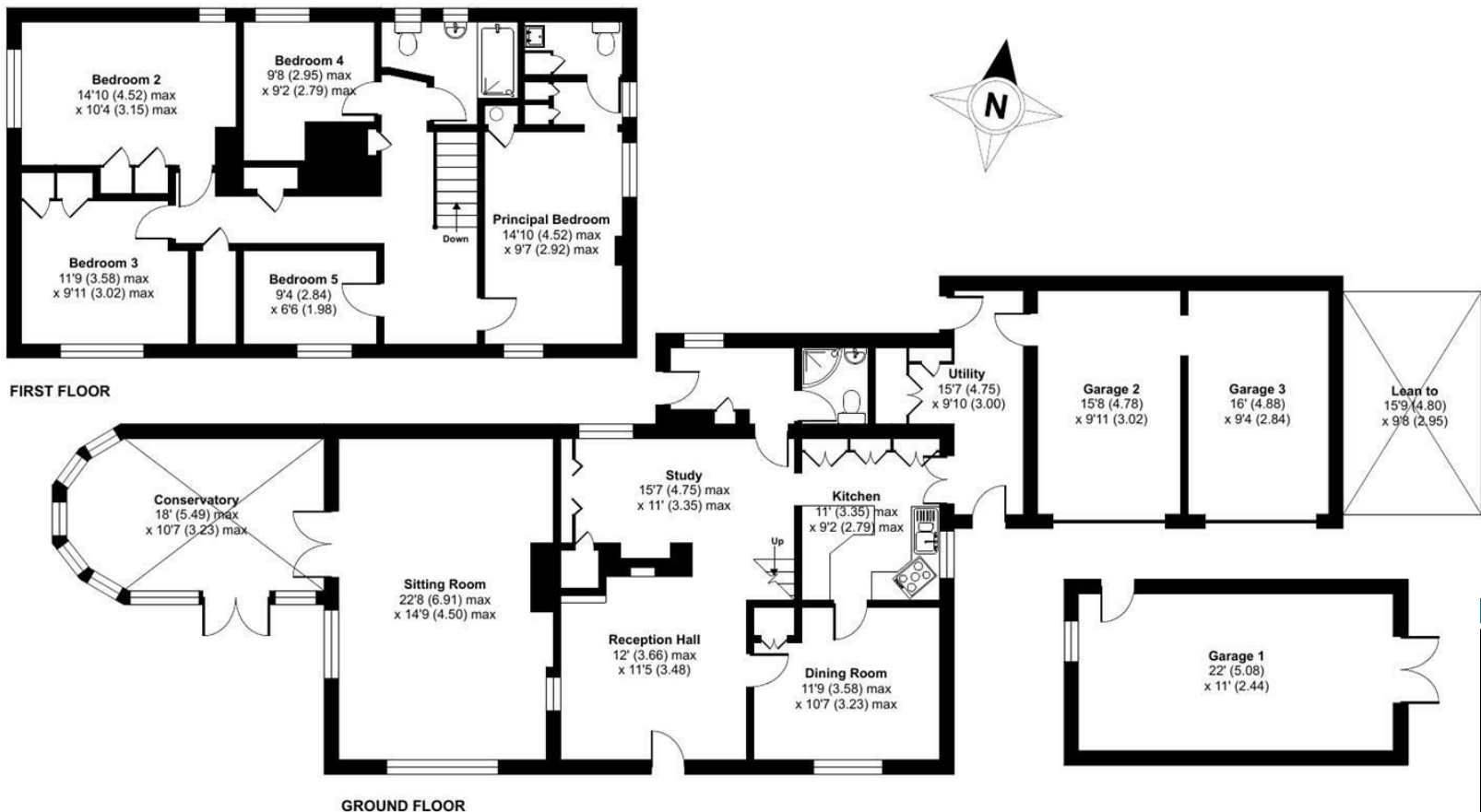


Approximate Area = 2328 sq ft / 216.2 sq m

Garage = 560 sq ft / 52 sq m

Total = 2888 sq ft / 268.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1000152

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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