



Windale, Salt Box Road, Worplesdon, Guildford, Surrey, GU3 3TA



Windale

SALT BOX ROAD, WORPLESDON, GUILDFORD, SURREY, GU3 3TA

Tucked away in a semi-rural position close to Whitmoor Common and Brittens Pond, Windale is a substantial and highly versatile detached home offering over 3,000 sq ft of accommodation, including an impressive detached outbuilding and annexe.

The property has been thoughtfully extended and improved to create a wonderfully adaptable family home, ideal for multi-generational living, working from home or those seeking flexible recreational space. At the heart of the house is an open-plan kitchen/dining room fitted with a comprehensive range of units centred around an island, with ample space for entertaining and day-to-day family life. This flows through to further dining and living space. The principal bedroom occupies much of the first floor and benefits from a striking open-plan bath area, cloakroom and excellent storage. There is a further first floor bedroom complete with an en-suite shower room and access to extensive eaves storage. There are two further double bedrooms on the ground floor, served by a modern three-piece bathroom suite. These rooms could equally serve as a snug, office or playroom depending on requirements.

Attached to the property, is a useful annexe comprising a bedroom, separate ancillary space and shower room, lending itself perfectly to additional accommodation, independent living, consulting space or home working.

A standout feature is the detached outbuilding, currently arranged as an entertainment and games room complete with a bar area, pool table space and bi-folding doors opening directly onto the terrace and garden. However, the building would also make an excellent home office, studio or gym. There is an additional outbuilding comprising workshop space, a log store and garden shed.

Outside, the rear garden enjoys a predominantly westerly aspect with an uninterrupted north/south orientation, creating a wonderfully open and sunny setting. The garden is mainly laid to lawn and complemented by a large paved patio, ideal for outdoor entertaining. To the front, the property benefits from ample gravel driveway parking.

- Detached family home extending to over 3,000 sq ft
- Five bedrooms including attached annexe accommodation
- Open-plan kitchen/dining room with central island
- Close to Whitmoor Common and Brittens Pond
- Oil Heating & Hot Water
- Flexible layout ideal for multi-generational living
- Superb detached games/entertainment room
- Westerly facing garden with large patio
- EPC: E
- Private waste drainage

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Local Authority: Guildford Borough Council / Tax Band F
Services: Hot water and heating is powered by oil
Private waste tank on site.









SITUATION


Salt Box Road is a semi-rural location in the popular village of Worplesdon, offering an excellent balance of countryside surroundings and accessibility. Whitmoor Common and Brittons Pond are both within easy reach and provide superb opportunities for walking, cycling and outdoor recreation. Guildford town centre is readily accessible and offers an extensive range of shopping, leisure and dining facilities together with a mainline station providing fast services to London Waterloo. Worplesdon station is also nearby, whilst the A3 provides convenient road links to London, the M25 and the south coast.



DIRECTIONS

From Guildford town centre proceed north along the Woking Road (A320), continuing past the traffic lights by Slyfield Industrial Estate. At the next roundabout, take the first exit onto Salt Box Road towards Worplesdon. Proceed underneath the railway bridge and take the first turning immediately on the right-hand side, where Windale will be found shortly thereafter on the right.

A highly versatile detached family home with annexe accommodation, superb entertaining space and an impressive multi-purpose outbuilding, set in a semi-rural location close to Whitmoor Common.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Salt Box Road, Guildford, GU3

Approximate Area = 1620 sq ft / 150.5 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

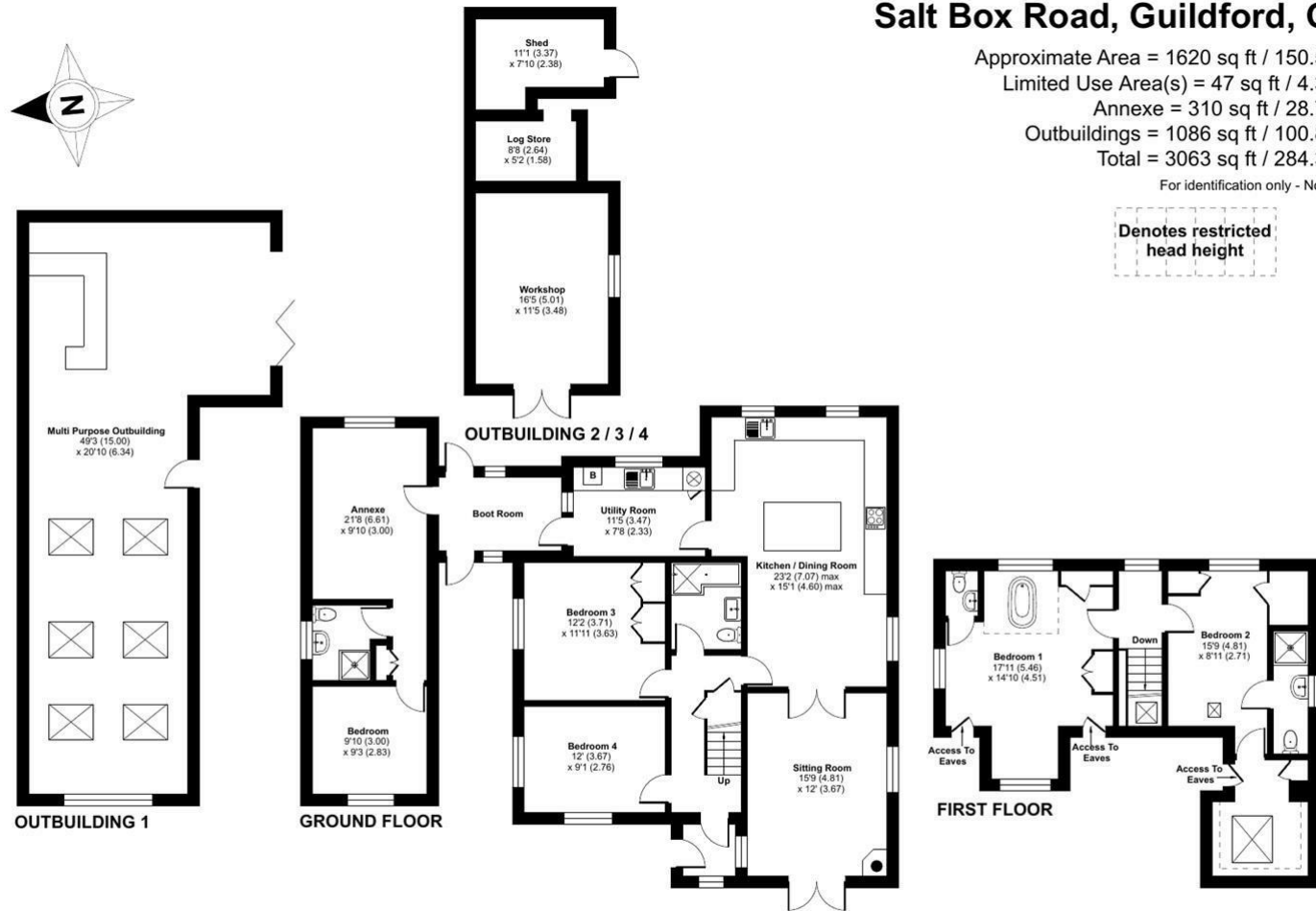
Annexe = 310 sq ft / 28.7 sq m

Outbuildings = 1086 sq ft / 100.8 sq m

Total = 3063 sq ft / 284.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1462895

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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