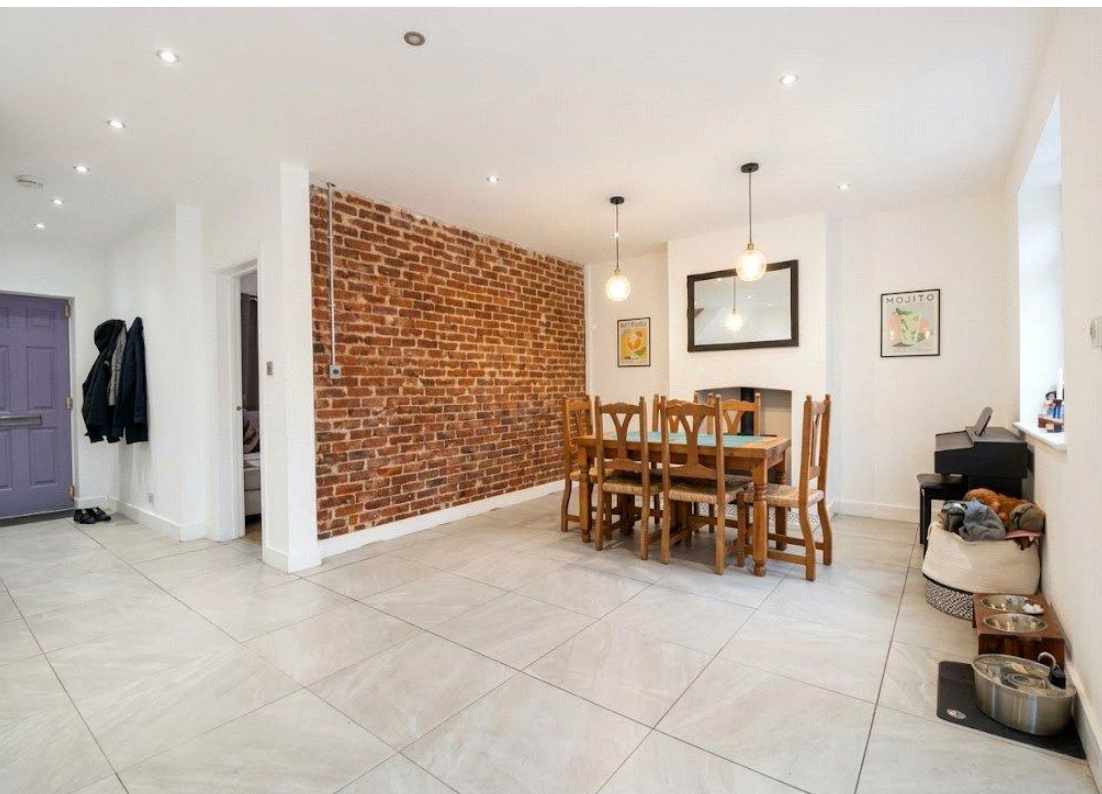




Pirbright Cottages | Fox Corner | Guildford | GU3 3PW





Pirbright Cottages, Fox Corner, Guildford, GU3 3PW

This charming and spacious four bedroom semi detached house offers an appealing blend of period character and modern day comfort, set within a peaceful rural village.

Extending to approximately 1,435 sq ft, the property provides well proportioned accommodation arranged over two floors, including two generous reception rooms offering excellent flexibility for both family living and entertaining. The stylish interiors create a comfortable and welcoming environment, complemented by two modern bathrooms.

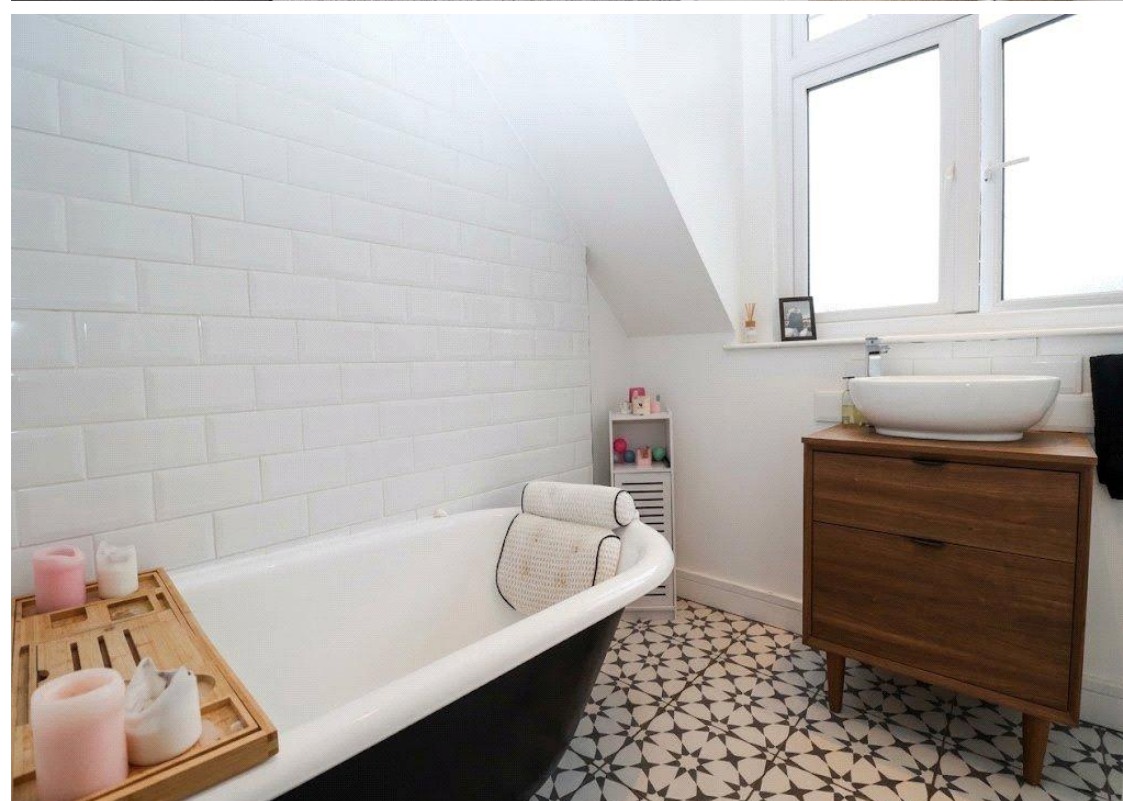
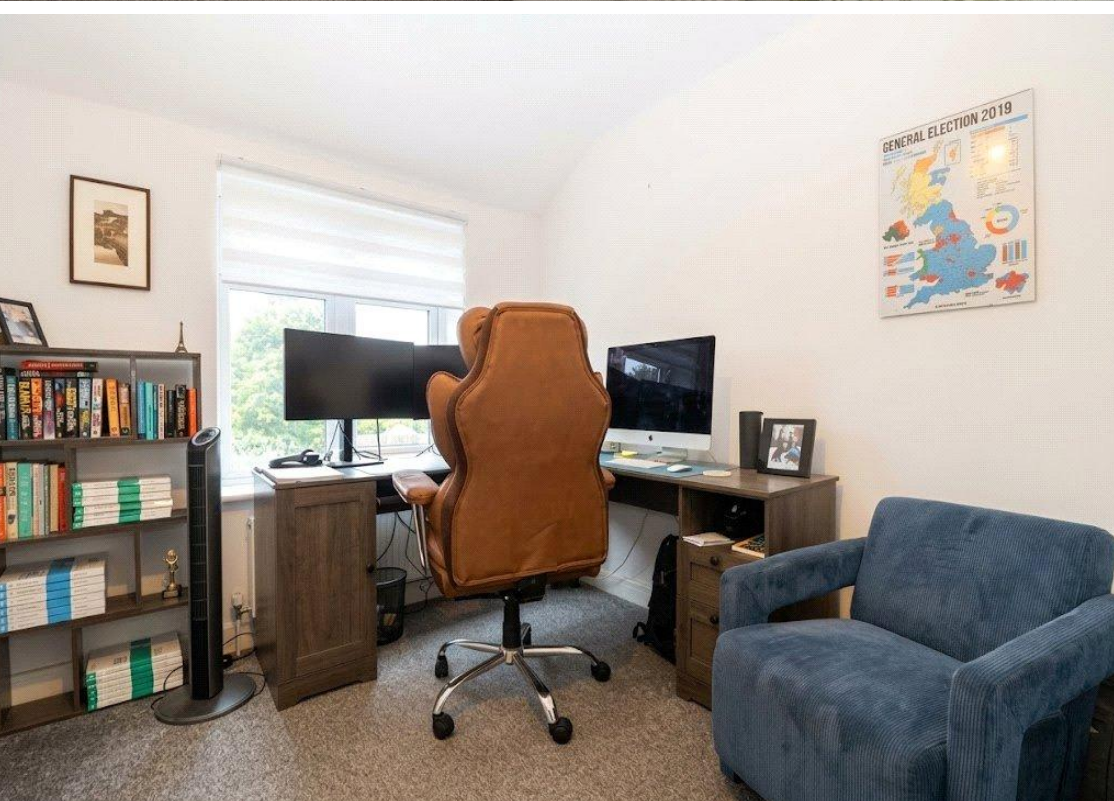
Outside, the property benefits from a private garden and patio area, providing an ideal space for relaxing, entertaining and enjoying the surrounding tranquillity. Off-street parking adds further convenience, while a useful outbuilding provides valuable additional storage and could potentially serve as a home office or hobby space.

Combining attractive period features with contemporary conveniences, this appealing home is ideally suited to families looking for generous living space within a desirable and peaceful village community, while still offering convenient access to local amenities and transport links.

Early viewing is highly recommended to fully appreciate the space, character and lifestyle this attractive property has to offer.

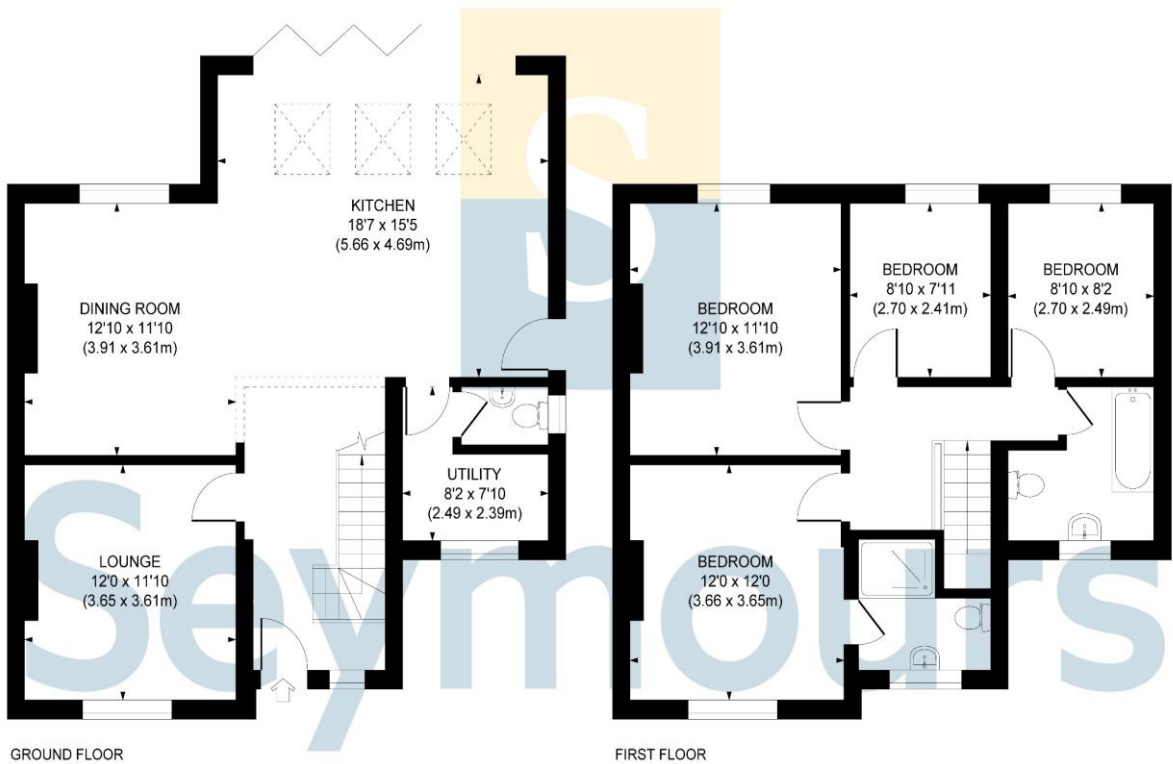
Ideally situated in Guildford, with easy access to the historic town centre, renowned for its charming cobbled High Street, excellent shopping, diverse restaurants and cafés, and cultural attractions including the Yvonne Arnaud Theatre, Guildford Castle and beautiful riverside walks along the River Wey. Nearby Woking further enhances the area's leisure offering with The New Victoria Theatre and Cinema. For golf enthusiasts, just a short walk away is the prestigious Worplesdon Golf Club, with the highly regarded West Hill Golf Club also close by. The Basingstoke Canal and the River Wey are both nearby, providing excellent opportunities for walking and cycling, while the beautiful Chobham Common National Nature Reserve is within easy reach.

The area is exceptionally well served by an excellent choice of both independent and state schools, including Guildford High School, the Royal Grammar School (RGS), Tormead School, St Catherine's School, Hoe Bridge School, Goldsworth Primary School, St Dunstan's Catholic Primary School and Hoe Valley School. The property also benefits from excellent transport links, with Brookwood, Worplesdon and Woking railway stations all within easy reach, providing fast and convenient services to London Waterloo, making this an ideal location for commuters.





Approximate Gross Internal Area
1,435 sq. ft / 133.34 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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