



FELLOW GREEN HOUSE

WEST END • WOKING

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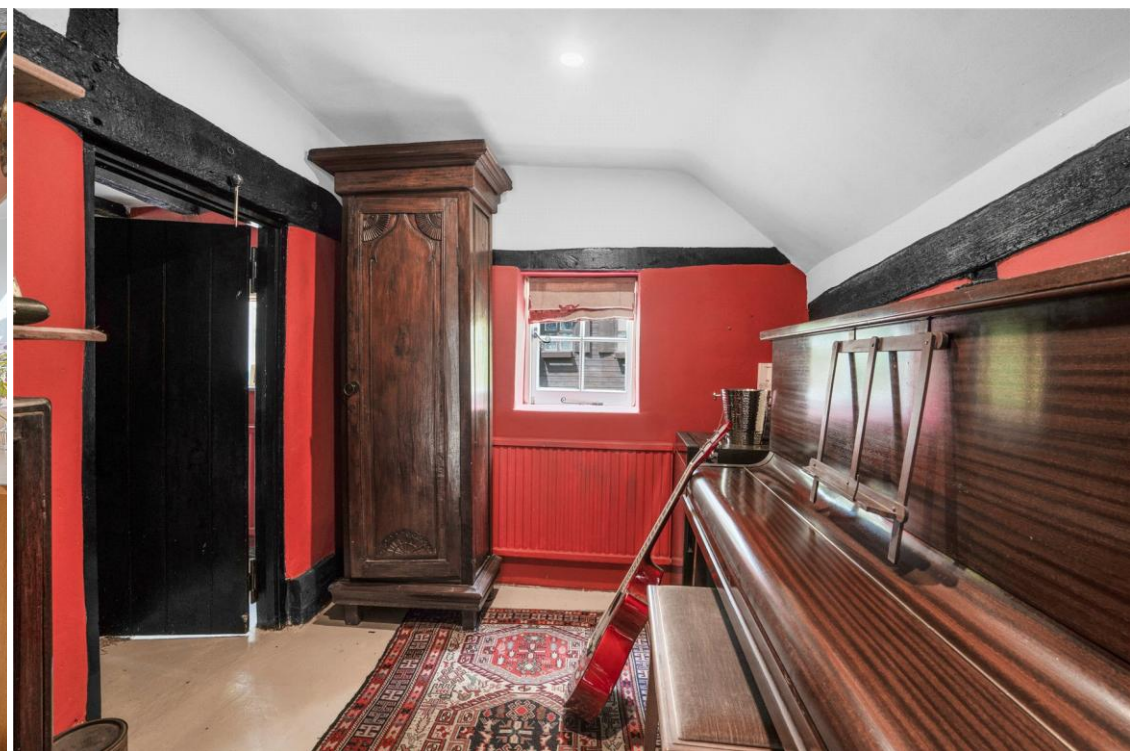
GUILDFORD ROAD, WEST END, WOKING, SURREY, GU24 9HJ

Fellow Green House is a truly captivating Grade II listed residence, steeped in history and believed to date back to circa 1600. Originally a woodcutter's cottage serving the ancient Windsor Forest, this remarkable home has stood the test of time, with centuries of heritage carefully preserved while being thoughtfully transformed by the current owners into a beautifully balanced family home. Rich in charm and authenticity, the property effortlessly combines the romance of its historic origins with the comfort and practicality expected of modern living.

Occupying a generous plot of approximately 0.4 acres, Fellow Green House enjoys an enviable position within the sought-after village of West End. The property is particularly well placed for families, lying just approximately 705 metres from the highly regarded Gordon's School, whilst also benefiting from excellent access to local amenities, transport links and miles of surrounding woodland and countryside.

From the moment you step inside, the home's remarkable character is immediately apparent. Exposed oak beams, original timbers, traditional latch doors, charming fireplaces and a wealth of period detailing create an atmosphere that is both warm and welcoming. Every room tells a story, with centuries-old craftsmanship sitting comfortably alongside tasteful contemporary enhancements that respect the property's heritage.







Offering an abundance of original character, exposed timber beams and period features throughout, together with thoughtfully modernised accommodation and exceptional versatility, Fellow Green House represents a rare opportunity to acquire one of West End's most historic and distinctive homes.

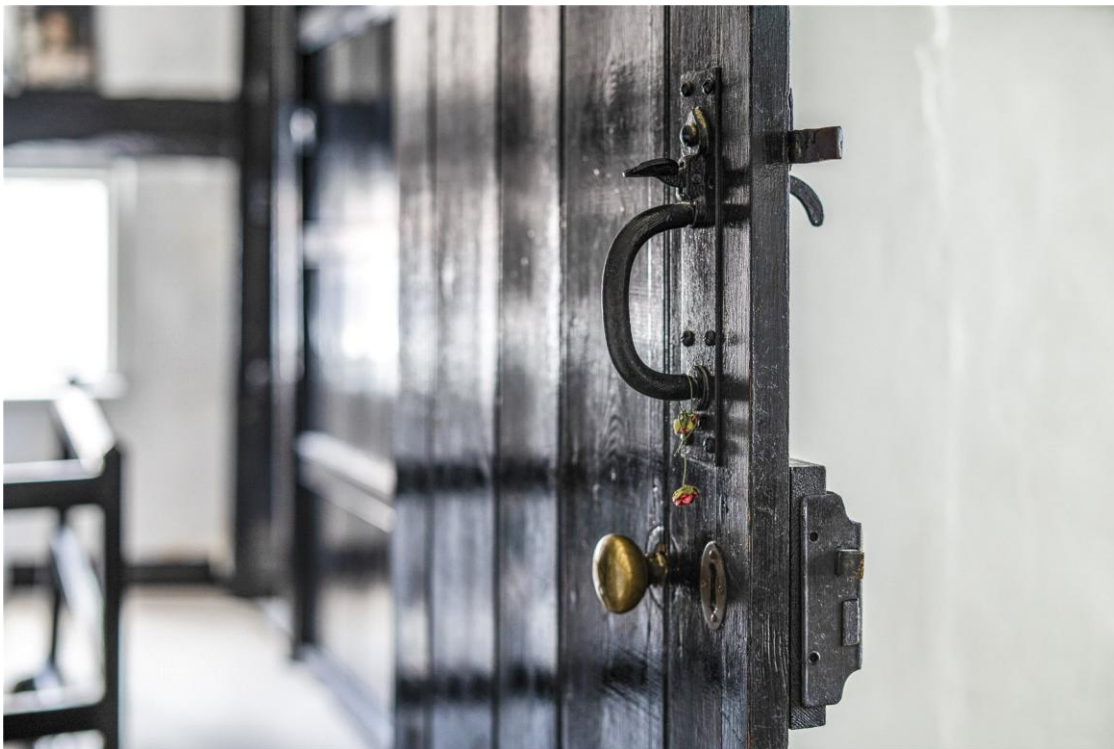
The inclusion of several multi-fuel wood and coal-burning stoves not only enhances the property's period charm and creates a wonderfully warm and inviting atmosphere but also provides an efficient and flexible supplementary heating source, helping to reduce reliance on conventional central heating

Combining over four centuries of fascinating history with beautifully presented living spaces, generous gardens and an outstanding village location, this is a home of immense charm and enduring appeal.









ACCOMMODATION

The ground floor provides an excellent balance of formal and informal living accommodation. The elegant sitting room and formal dining room are both centred around magnificent inglenook fireplaces, creating wonderful focal points and offering cosy spaces in which to relax or entertain. A separate study provides an ideal home office, library or snug, making the property perfectly suited to modern family life.

To the rear of the house, the accommodation opens into a superbly extended kitchen that forms the heart of the home. Beautifully appointed with an extensive range of classic shaker-style cabinetry, marble work surfaces and quality integrated appliances including a microwave, fridge/freezer and dishwasher, the kitchen has been designed with both style and functionality in mind. A peninsula provides additional preparation space together with informal seating, making it the perfect gathering place for family and friends. The extension has been carefully designed to complement the original building, creating a seamless transition between old and new while flooding the space with natural light.

The first floor continues to showcase the property's charm, where exposed beams and character features remain a constant throughout. Three generously proportioned double bedrooms offer comfortable accommodation, each enjoying pleasant outlooks over the surrounding gardens. These are served by a well appointed family bathroom featuring bespoke his-and-hers vanity units with elegant marble worktops, a luxurious double-ended bath, separate rainfall shower and WC.

Arguably the most impressive enhancement undertaken by the current owners is the sympathetic conversion of the former barn situated alongside the main house. Connected by an attractive glazed walkway, this outstanding addition dramatically increases the versatility of the accommodation. The principal family room boasts a magnificent vaulted ceiling with exposed timbers, creating an incredible sense of space, while a feature log-burning stove provides a warm and inviting focal point. A staircase rises to a mezzanine level, currently utilised as a home office overlooking the reception space below, offering an inspiring place to work from home. This wing also incorporates a practical utility room and contemporary ground floor shower room.

Beyond the family room lies a fully self-contained annexe, ideal for multi-generational living, guest or Au-pair accommodation, older children seeking independence or even as an income-generating opportunity, subject to any necessary consents. The annexe offers a comfortable sitting room with fitted kitchen, a generous double bedroom and a well-appointed bathroom, allowing complete independence whilst remaining connected to the main residence.

The gardens are every bit as impressive as the house itself. Extending to approximately 0.4 acres, they have been thoughtfully landscaped to provide an exceptional level of privacy and seclusion. Predominantly laid to lawn, the gardens are framed by mature hedging and established planting, creating a peaceful setting that changes beautifully with the seasons. A variety of fruit trees add both colour and interest, while cleverly positioned patio and decking areas have been designed to capture the sun throughout the day, providing wonderful spaces for outdoor dining, entertaining or simply relaxing. The generous plot also offers exciting potential for further extension or enhancement, subject to the usual planning permissions.





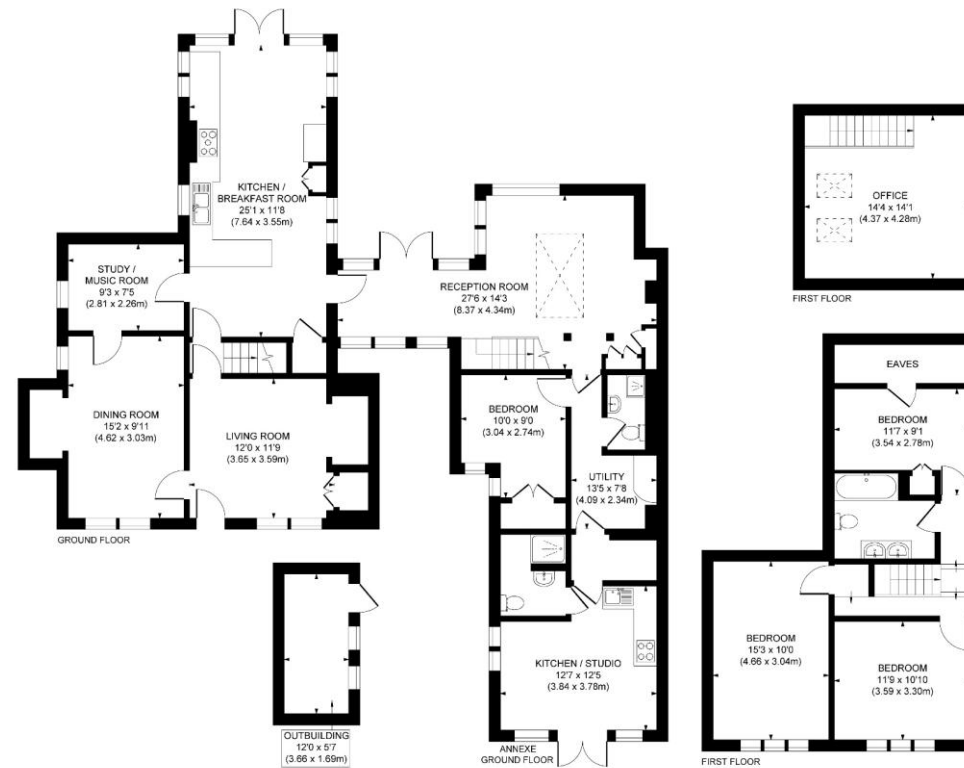
Approximate Gross Internal Area

Main House 2,004 sq. ft / 186.20 sq. m

Annexe 226 sq. ft / 21.03 sq. m

Outbuilding 67 sq. ft / 6.18 sq. m

Total 2,297 sq. ft / 213.41 sq. m



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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