



Property details

 3 bedrooms

 1 bath

 EPC Rating B

 1073 sq. ft

- Located in the highly desirable village of Pirbright
- Extensively refurbished and comprehensively remodelled by the current owners
- Welcoming front-aspect living room with log burner and bespoke shelving and cupboards
- Stunning open-plan kitchen/dining room with vaulted ceiling and bi-fold doors to the garden
- Contemporary kitchen with central island and stylish quartz worktops
- Separate utility room providing additional storage and practicality
- Three well-proportioned bedrooms, including a principal suite with ensuite WC
- Luxurious four-piece family bathroom with walk-in shower and freestanding bath
- Landscaped rear garden extending in excess of 100 feet with outdoor kitchen and BBQ area
- Parking for two vehicles and the added benefit of solar panels

Situated in the highly desirable village of Pirbright, this exceptional three-bedroom semi-detached home has undergone a dramatic refurbishment and comprehensive remodelling programme by the current owners, resulting in a beautifully presented and thoughtfully designed family home.

The ground floor accommodation comprises a welcoming front aspect living room featuring an attractive fireplace with a log burner, complemented by bespoke shelving and fitted cupboard space to either side, creating a cosy yet elegant reception space with both character and practicality. To the rear of the property is the true heart of the home – a stunning open-plan kitchen/dining room with a vaulted ceiling and bi-folding doors opening directly onto the garden. This impressive space is flooded with natural light and is ideal for both everyday living and entertaining. The kitchen is fitted with a large central island, an extensive range of base and eye level units and stylish quartz worktops, perfectly blending practicality with contemporary design. A separate utility room provides additional convenience and storage.

Upstairs, the property offers three well-proportioned bedrooms. The principal suite benefits from built-in wardrobes and a modern ensuite WC. The remaining two bedrooms are served by a luxurious four-piece family bathroom, complete with a walk-in shower cubicle and a separate freestanding bath, finished to an exceptional standard.

Externally, the rear garden extends to in excess of 100 feet and has been beautifully landscaped with entertaining in mind. Designed to maximise enjoyment of the outdoor space, it features an impressive outdoor kitchen and BBQ area, making it perfect for hosting family and friends. To the front of the property, there is driveway parking for two vehicles. The home also benefits from the installation of solar panels, enhancing its energy efficiency and long-term sustainability, battery storage and a high end EV Charger.

This outstanding home combines village charm with high-specification modern living and must be viewed to be fully appreciated.

Location:

Pirbright is a picturesque village on the outskirts of both Woking and Guildford boasting a wealth of character and charm. This peaceful rural location has several schools, local shops fronting onto the village green with cricket ground and many local pubs. The village is approximately 1.5 miles from Brookwood station offering links to Waterloo within

35minutes whilst only being roughly 6miles from Woking or 7miles from Guildford.

Council tax band: Tax band D

Local authority: Guildford Borough Council

Tenure: Freehold

Viewings

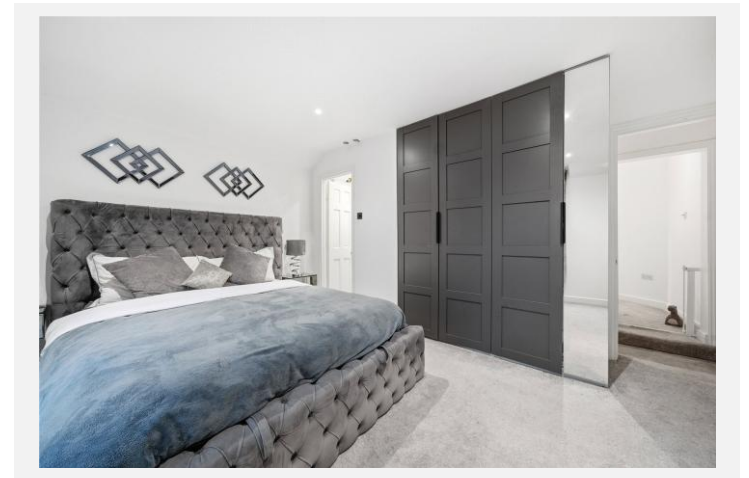
By appointment only

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For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property





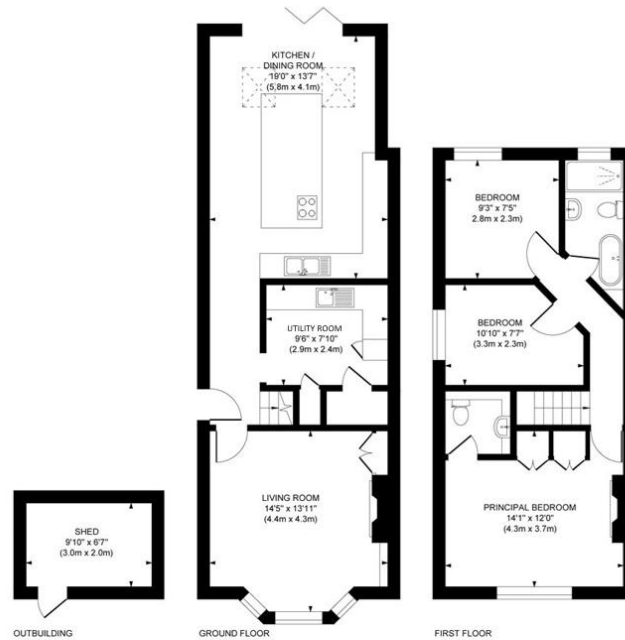
Landscaped Rear Garden
with Outdoor Kitchen

Highly Desirable Location



Floorplan

Approximate Gross Internal Area
 Main House 1073 sq. ft / 99.70 sq. m
 Outbuildings 65 sq. ft / 6.00 sq. m
 Total 1138 sq. ft / 105.70 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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