



PERRY HILL

WORPLESDON • GUILDFORD

THE OLD POST HOUSE
PERRY HILL, WORPLESDON, GUILDFORD, SURREY, GU3 3RD

The Old Post House is an attractive Grade II listed period home believed to date from the 17th century, enjoying a peaceful position on Perry Hill in the historic village of Worplesdon. Rich in character and architectural charm, the house reflects centuries of careful evolution, with its original timber-framed structure later enhanced with attractive brick elevations and sympathetic additions. Today it offers a wonderful blend of historic character and comfortable family living, with approximately 2,436 sq ft of versatile accommodation arranged over two floors and complemented by a cellar and generous gardens.

Approached via a sweeping gravel driveway, the property presents an appealing and characterful façade with traditional brickwork, tiled rooflines and handsome chimney stacks that reflect its long heritage. Inside, the house immediately reveals many period features including exposed beams, fireplaces and deep-set windows, all contributing to a warm and welcoming atmosphere.

The principal reception room is an impressive sitting room extending to over 21 feet in length, centred around an attractive fireplace with wood-burning stove and substantial exposed beam. This is a beautifully proportioned room, ideal for both everyday living and entertaining. A separate dining room provides an excellent formal dining space and sits conveniently between the reception areas and the kitchen.

The kitchen is full of character, with exposed beams overhead, traditional cabinetry and stone flooring, together creating a classic country kitchen atmosphere. A range cooker forms a focal point while the layout provides ample preparation space and storage. Adjacent to the kitchen is a useful utility room offering further storage, laundry facilities and a practical secondary entrance.

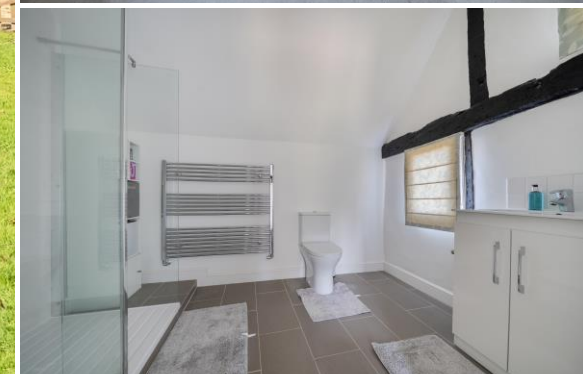
To the rear of the property is a wonderful garden room addition with vaulted ceiling and exposed timber trusses, flooded with natural light through large glazed doors that open directly onto the terrace and gardens beyond. This bright and versatile space offers a superb family room, garden lounge or studio area with delightful views across the grounds. An additional office or study provides an ideal space for home working.

Upstairs, the first floor provides four bedrooms arranged around a central landing. The principal bedroom enjoys a generous footprint and benefits from a dressing room and en-suite facilities, creating a comfortable private suite. Three further bedrooms are served by a spacious family bathroom, all enjoying pleasant outlooks over the gardens or surrounding countryside.



CONTACT: CHARITY HOLDEN
217 HIGH STREET, GUILDFORD, SURREY, GU1 3BJ
01483 576833
CHARITY@SEYMOURS-GUILDFORD.CO.UK





ACCOMMODATION & SPECIFICATION

- *Detached House*
- *Grade II Listed Property*
- *Four bedrooms*
- *Ample driveway parking*
- *Generous plot*
- *Character features*
- *Principal bedrooms features a dressing room and en-suite*
- *Four reception rooms*
- *Excellent transport links*
- *Well-regarded schools nearby*
- *EPC rating D*
- *Council tax band G*





The property is set within established gardens that extend predominantly to the rear, providing a broad expanse of lawn bordered by mature trees and hedging which offer a good degree of privacy. The garden enjoys excellent sunlight and provides ample space for outdoor entertaining, family activities or further landscaping, with a terrace area immediately adjoining the house.

Worplesdon is one of Surrey's most attractive and historic villages, centred around the beautiful St Mary's Church and surrounded by protected countryside. Perry Hill itself is a particularly desirable setting, characterised by charming period homes and quiet rural lanes while remaining conveniently placed for Guildford town centre, which lies approximately three miles away. Guildford offers an extensive range of shopping, dining and leisure facilities together with excellent rail connections to London Waterloo in around 35 minutes.



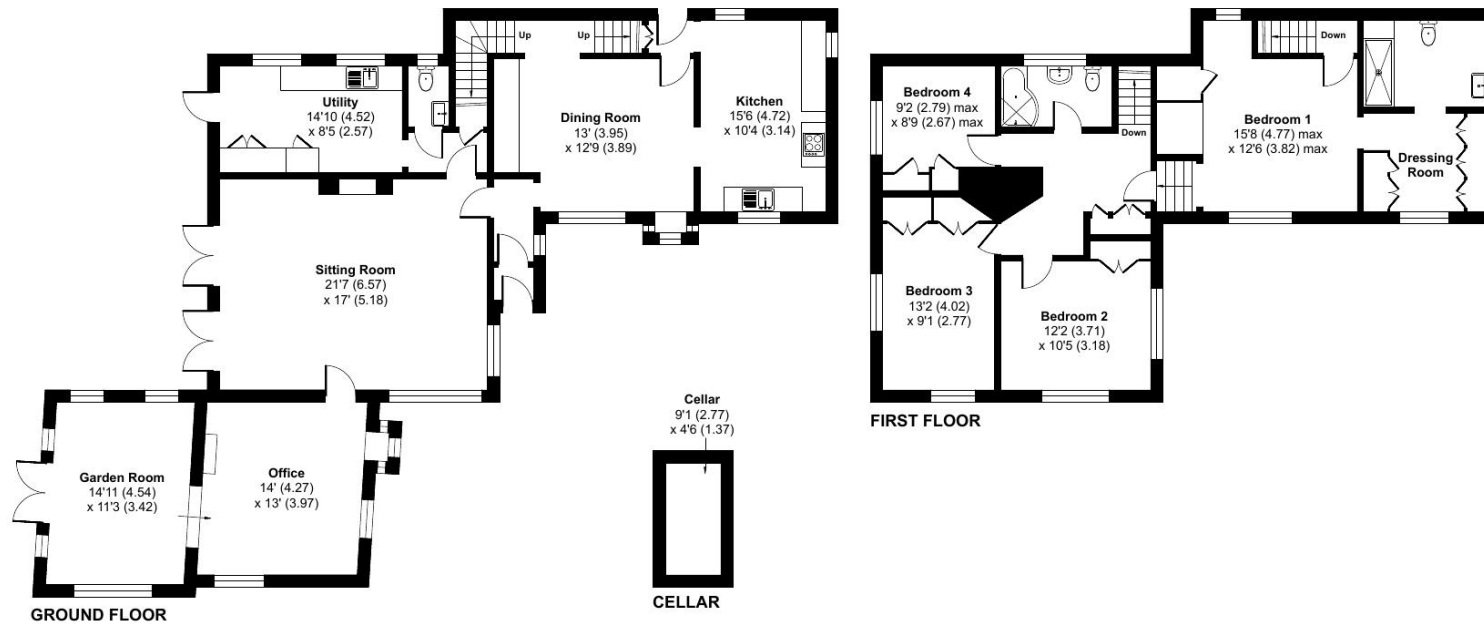
The surrounding area offers superb opportunities for walking and outdoor recreation, with nearby commons, woodland and open countryside including Whitmoor Common and the Surrey Hills Area of Outstanding Natural Beauty. The location is also well regarded for schooling, with a number of highly respected state and independent schools within easy reach.

Combining historic charm, generous accommodation and a highly desirable village setting, The Old Post House represents a rare opportunity to acquire a characterful period home in one of Guildford's most sought-after semi-rural locations.

The Old Post House Perry Hill, Worplesdon, Guildford, GU3

Approximate Area = 2436 sq ft / 226.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1421729





Seymours

PRESTIGE HOMES

217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833
charity@seymours-guildford.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.