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LAWFORDS HILL COTTAGE

WORPLESDON • GUILDFORD • SURREY

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LAWFORDS HILL ROAD, WORPLESDON, GUILDFORD, SURREY, GU3 3QB

Tucked away in a quiet cul-de-sac and nestled within a picturesque rural setting, this exceptional detached period residence is offered for sale for the first time since 1962. Built in 1930, and home to APF Chapman, Captain of the English Cricket Team, the property offers a peaceful countryside retreat while providing generous family living across approximately 3,732 sq ft.

Brimming with charm and character, the property features six well-proportioned bedrooms, four reception rooms, and two bathrooms, creating a versatile home perfectly suited to modern family life. Original period features blend seamlessly with spacious interiors, offering warmth, comfort, and timeless appeal.

Set within approaching one acre of beautifully established gardens, the property enjoys a high degree of privacy and a truly idyllic setting. Expansive lawns, a welcoming patio, a mature herbaceous border, and a delightful sunken rockery create an exceptional outdoor environment, ideal for entertaining, family gatherings, or simply relaxing while taking in the surrounding countryside. The gardens are further complemented by a large garden shed and a charming summer house.

Offering exceptional flexibility, the property also presents significant scope to extend, reconfigure and modernise (subject to the necessary planning permissions), allowing purchasers the opportunity to create a truly bespoke family home tailored to their own style and requirements.

Practicality is equally well catered for by a large in-and-out driveway, providing ample space for parking, together with a detached double garage offering excellent storage and convenience.

Combining generous accommodation, period charm, fascinating provenance, tremendous potential, and an enviable position within a peaceful rural cul-de-sac, this is a rare opportunity to acquire a distinguished country home offering privacy, space, and an exceptional lifestyle.



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ACCOMMODATION & SPECIFICATION

Brimming with charm and character, the property features six well-proportioned bedrooms, four reception rooms, and two bathrooms, creating a versatile home perfectly suited to modern family life.









LOCATION

Lawfords Hill Cottage enjoys an enviable position in the sought-after village of Worplesdon, on the outskirts of the historic county town of Guildford. Combining the tranquillity of a rural setting with excellent connectivity, the property is ideally placed for both family living and commuting.

The area is particularly well served by a range of highly regarded state and independent schools, including Hoe Bridge School, Guildford High School, and The Royal Grammar School (RGS).

Guildford offers an extensive range of shopping, dining and leisure facilities, centred around its charming cobbled High Street with its independent boutiques, cafés and restaurants. Cultural attractions include the renowned Yvonne Arnaud Theatre, Guildford Castle and its beautiful grounds, together with a variety of galleries, entertainment venues and recreational amenities.

For commuters, the property benefits from easy access to Brookwood, Worplesdon and Woking railway stations. Woking provides a fast and frequent service to London Waterloo, while Guildford also offers regular rail services to London, making the property an excellent choice for those commuting to the capital. The nearby A3 also provides convenient road links to London, the M25 and the south coast.

For leisure enthusiasts, Lawfords Hill Cottage is just a short walk from Worplesdon Golf Course, with the highly regarded West Hill Golf Club also close by. The nearby Basingstoke Canal and adjoining nature reserve offer delightful walking, cycling and wildlife opportunities, while Woking provides further entertainment with the New Victoria Theatre and cinema complex.

Offering the perfect balance of countryside living and accessibility, the location combines rural charm with first-class amenities, excellent schools and superb transport connections.





Lawfords Hill Road, Worplesdon, Guildford, GU3

Approximate Area = 3732 sq ft / 346.7 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garage = 421 sq ft / 39.1 sq m

Outbuilding = 382 sq ft / 35.4 sq m

Total = 4569 sq ft / 424.3 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: 1484357





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