



New Warren Farm
Guildford | GUI



A once
in a
lifetime
opportunity.



New Warren Farm

Warren Road

Guildford | Surrey | GU12HF

A once in a generation opportunity to buy a family run farm, which has been in our client's ownership since 1966 totalling over 40 acres.

Lot 1: New Warren Farm - Detached house set in 0.52 acres

Lot 2: Barns, Sheds including 6.9 acres

Lot 3: The Farmland including 3.55 acres

Lot 4: 1.66 acres

(All measurements are approximate and should not be relied upon.)



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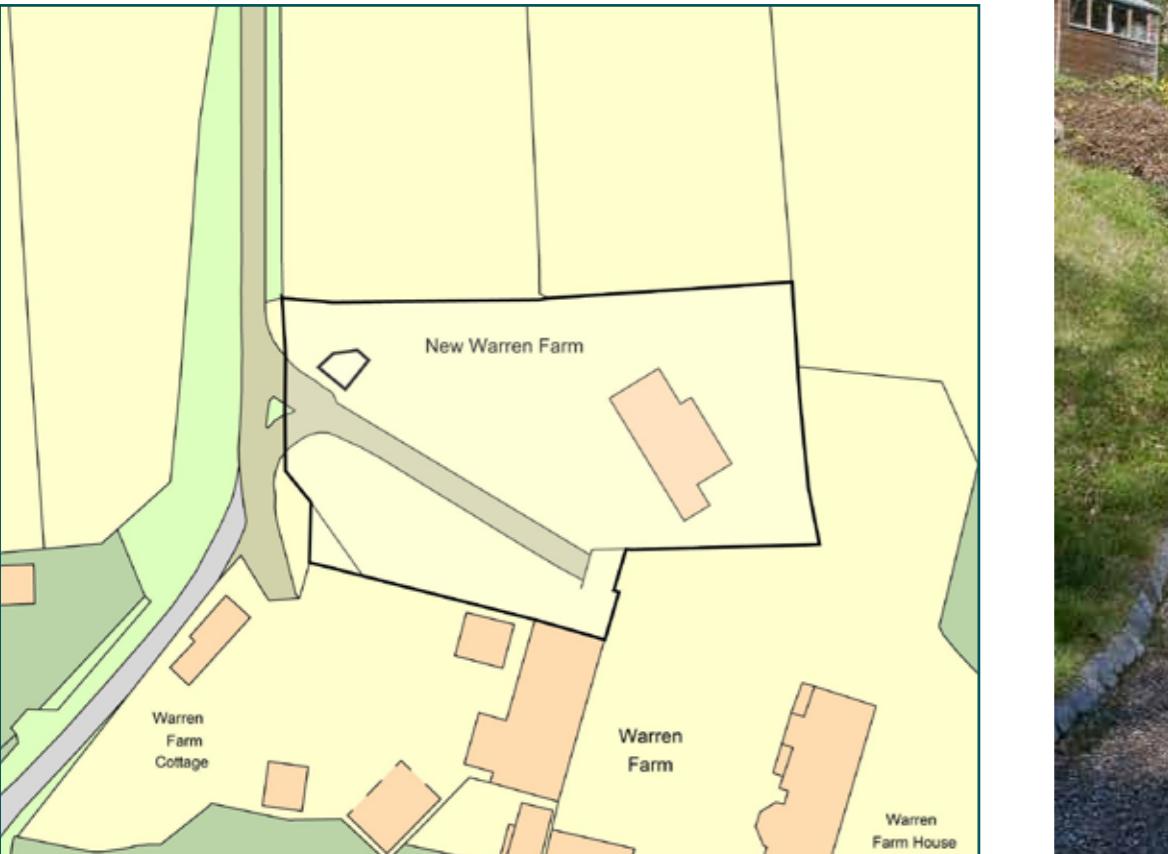
Lot 1 New Warren Farm

In all approximately 0.52 acres

Built by the current owners is this detached chalet style home set in approximately half an acre of grounds and offering over 2000 sq. ft. including three bedrooms and two bath/shower rooms.

Services

We are advised by our clients that the property has mains water, electricity and gas fired central heating. Private drainage. EPC Rating - D





Schools

Tormead, Guildford High School, George Abbott School, Laessburgh Preparatory School, Royal Grammar School, St Peters Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Boxgrove Primary School, Holy Trinity Junior School, St Catherine's Charterhouse Aldro.

Situation

Guildford High Street 0.9 miles, Central London 23 miles, Guildford main line station 1.6 miles (from 32 minutes to London Waterloo), London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.9 miles, M25 (Junction 10) 0.8 miles, Heathrow Airport 21.9 miles, Gatwick Airport 30.8 miles (all times and distances are approximate).

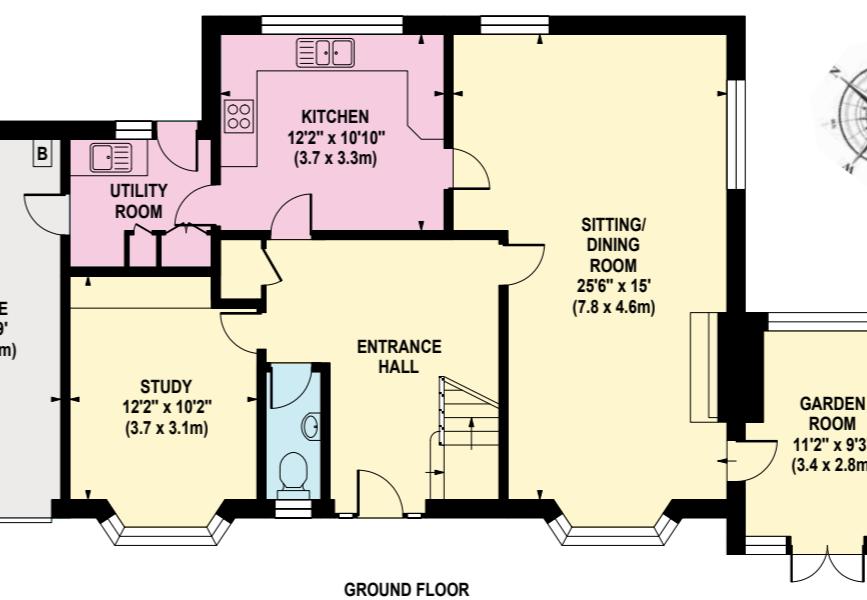
Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

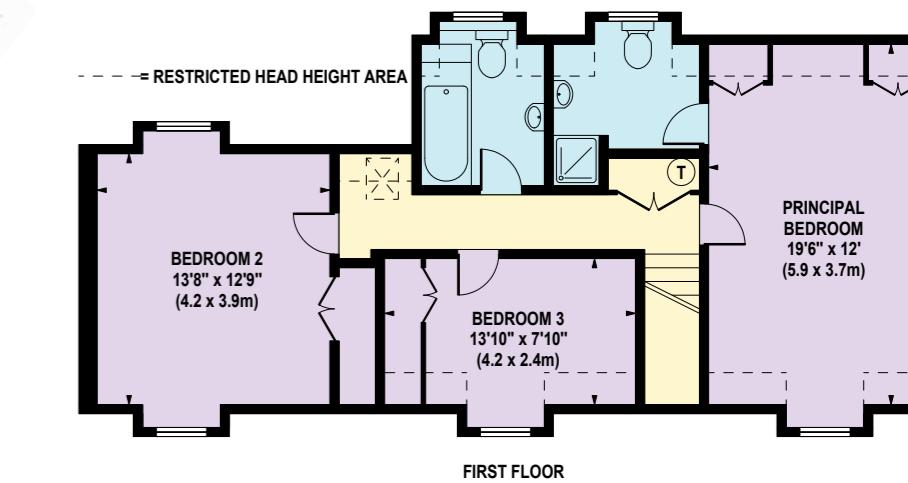


APPROX. GROSS INTERNAL FLOOR AREA 2,016 SQ FT / 187 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



FIRST FLOOR

Knight Frank

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We would be delighted to tell you more.

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Lot 2 Barns and Silos

In all approximately 1.69 acres

A superb barn, two silos and various stores set outside the Area of Outstanding Natural Beauty (AONB) and with enormous potential for further development subject to the relevant consents. This lot comes with two gated entrances and an adjoining field and is accessed off Warren Road.



Lot 3 The Farmland

In all approximately 37.55 acres

Offering vehicular access from both Warren Road and Pewley Way is this superb opportunity to own a substantial amount of agricultural chalkland on the edge of Guildford with spectacular views over the town.

NB. The vendors will be retaining a strip of land off Pewley Way but granting full access rights to the land.









Lot 4 Land off One Tree Hill Road

In all approximately 1.66 acres

Accessed from One Tree Hill Road is this attractive paddock with vehicular access lane.





 **Knight
Frank**