

Connemara, The Green, Pirbright, Surrey





Perhaps the **most sought-after family house** on the green of this quintessential Surrey village.

Summary of accommodation

Main House

Entrance hall | Reception hall | Drawing room | Sitting room/study | Kitchen/dining room leading to a conservatory by Vale Garden Houses
Family room | Utility room | Cloakroom | Store | Glass roof hardwood veranda by David Salisbury

Two en suite bedrooms overlooking The Green | Four further bedrooms | Family bathroom

Excellent two storey outbuilding with garaging, workshop and first floor light-filled studio with cloakroom (potentially suitable for other uses, subject to planning)

Beautifully maintained gardens offering high levels of privacy

Distances

Brookwood train station (trains to London Waterloo from 30 minutes) 1.1 miles, Woking 5.8 miles (London Waterloo from 24 mins)

Guildford 6.4 miles (London Waterloo from 34 mins)

Airports: London Heathrow 19 miles, London Gatwick 37 miles

(All distances and times are approximate)



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Situation

Connemara is nestled in the heart of the charming village of Pirbright with outstanding views of the green. This quintessential village, designated a conservation area, boasts picturesque properties surrounding the village green, complemented by a delightful duck pond, two renowned gastro-pubs, a reputable primary school, and a renowned butcher. The surrounding countryside offers an abundance of opportunities for delightful walks and extensive bridleways.

Nearby, the towns of Guildford and Woking present a plethora of comprehensive educational and shopping facilities, enriching the overall appeal of the area. Well-connected by road, the A3 at Guildford and the M3 (Junction 3) at Bagshot provide easy access to the national motorway network, as well as London and the international airports of Heathrow, Gatwick, and Southampton.

Adding to its accessibility, Brookwood station lies a mere 1.1 miles away, offering a regular and efficient train service to London Waterloo, making the commute to the City approximately 35 minutes – an enticing prospect for those seeking the balance of idyllic countryside living and urban connectivity. This is an approximate 15 minute walk (depending on ability).





The property

Connemara presents an elegant six bedroom detached family residence situated on Pirbright village green. The entrance leads to a commodious sitting room on the left, complemented by a striking stone fireplace and convenient access to a veranda. A spacious study graces the right, overlooking the village green. The entrance hall culminates in a capacious kitchen/breakfast space, showcasing a tasteful granite island. A glass conservatory adjoins the kitchen, overlooking the garden, accompanied by a generously sized utility room.

The first floor comprises two identical en suite bedrooms with charming village green vistas, along with four additional bedrooms and a family bathroom. The meticulously landscaped garden features flourishing greenery, complemented by a versatile stable outbuilding, offering supplementary storage. Connemara stands as a distinguished example of Victorian architecture, harmonizing historical charm with contemporary family living in the serene backdrop of Pirbright village.





Approximate Gross Internal Floor Area
 310.6 sq m / 3343 sq ft (Including Store)
 Outbuilding = 77.5 sq m / 834 sq ft
 Total = 388.1 sq m / 4177 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

Directions (Postcode: GU24 0JE)

From Guildford take the A320 signposted to Worplesdon and after about 1.3 miles, from the A3 underpass, turn left signposted to Worplesdon (Salt Box Road). At the next roundabout turn right (A322 Worplesdon/Pirbright). At the next roundabout turn right and continue through Worplesdon to the roundabout at the bottom (Fox Corner). Turn left signposted to Pirbright and continue into the village. At the mini roundabout continue straight over, passing the Volvo garage on the left. Stay on this road until you reach Pirbright Village Green, taking a sharp left onto The Green (Church Lane). Turn right at the top and Connemara is on the left-hand side.

What3Words: [///treat.life.under](https://www.what3words.com/#!/treat.life.under)

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: E





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Nearby duck pond

