



SPRINGBROOK

PIRBRIGHT • SURREY

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GAPEMOUTH ROAD, PIRBRIGHT, SURREY, GU24 0BD

Set within 18 acres of beautiful grounds stretching out along the Basingstoke canal, Springbrook offers over 8542sq ft of magnificent accommodation. Dating in part back to the 1800s, today its beautifully extended layout combines distinguished oak panelled reception rooms and secluded gardens including a swimming pool, pool house and gym.

Set close to the quintessential village of Pirbright, this impressive property sits within the tranquillity of 18 acres.

Thought to have once been two individual dwellings, today the main accommodation of Springbrook has been tastefully extended from the bones of its original 1800s architecture. A magnificent array of light filled rooms with leaded windows wrap-around elegant entrance and reception halls. A newly updated oak staircase is lit from the galleried landing above, while its rich timber tones are equally matched by the intricate detailing of exemplary wood panelled walls in the drawing room and games room.

French doors in a superb double aspect sitting room connect you with the lawns, while a fireplace is framed by the carved stone mantelpiece. Across the reception hall exposed timber beams stretch out in a large reception room/office but it is undoubtedly the fluidity and design of a living room and kitchen/dining room that generates somewhere incredibly special for everyone to spend time in. With heated stone tiled floor underfoot, this combination of spaces creates an open plan yet delineated feel that's equally suited for day to day life and entertaining. An exposed brick working fireplace sits perfectly against the backdrop of a red wall whilst a log burner adds a homely feel to the dining area and an expanse of glazing gives encompassing garden vistas.

Spanning 32'10 x 30'11ft, the triple aspect kitchen/dining room has an abundance of painted and beautifully crafted oak Shaker cabinetry which is topped with granite and houses both a Rangemaster cooker and matching American-style fridge freezer.

Separate utility, boot, boiler and cloak rooms are finer details that make life easy, while the reception room/office and games room both tempt you into the peace and restfulness of a conservatory.



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The outstanding sense of space is echoed upstairs where a grand total of eight bedrooms supply a choice of accommodation for family and guests. Generating its own private wing, a marvellous principal bedroom sits in a gently elevated position that can be discreetly accessed from a second staircase. Double doors open onto an enviably expansive room that has a fitted dressing room, en suite and an apex bay where French doors with a Juliet balcony give the ideal vantage point to admire your surroundings. Three further double bedrooms have equally impressive en suites of their own and include one with a spiral staircase to a secret room on the second floor. Four additional bedrooms share a family bathroom. A laundry room completes the layout.

It's good to note, that this oil powered home includes underfloor heating. Its first class appointment includes a thermal store that takes its energy from the solar panels and log burner before using any oil.









OUTSIDE

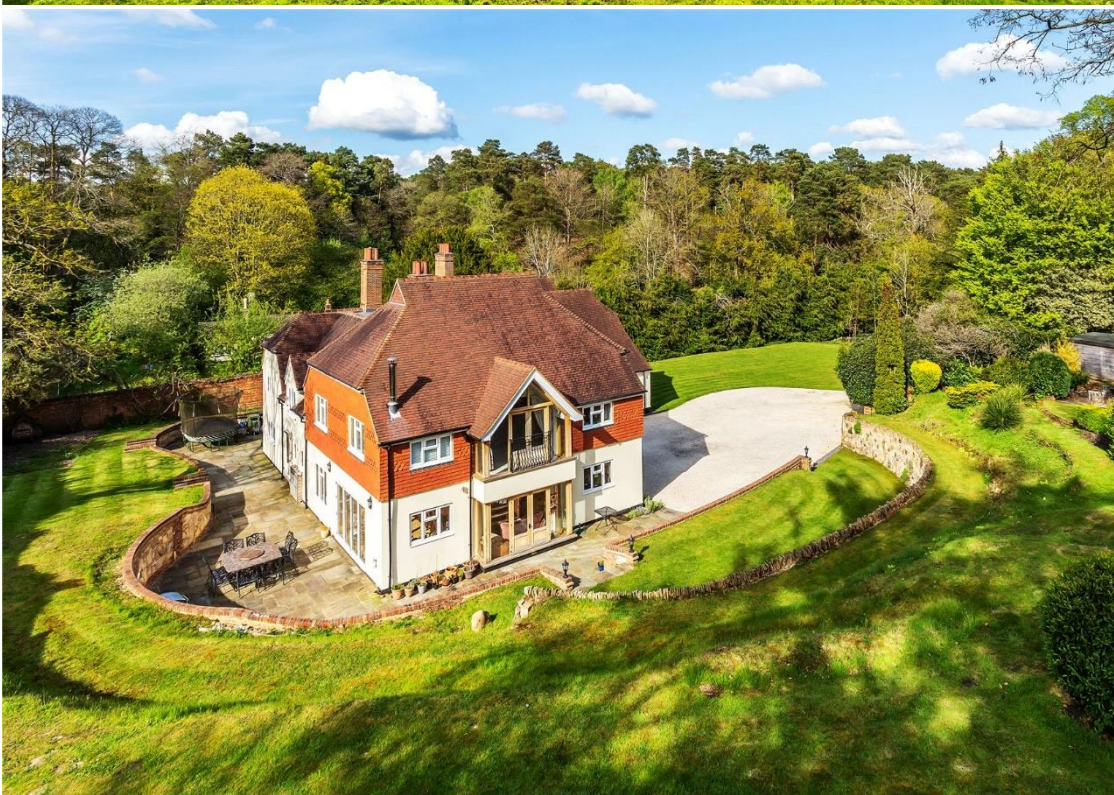
Lined by the majestic form of statuesque trees, a sweeping driveway instantly engenders a sense of grandeur and exclusivity leading you from Gapemouth Road past manicured lawns and the graceful symmetry of the parterre. Utterly breathtaking, the tree line stretches out for as far as the eye can see uniting seamlessly with those of the surrounding landscape and lending a wonderfully verdant change of colour through the seasons. There is also lapsed planning permission for a two bedroom annexe.

Wrapping around the house, secluded terracing provides every opportunity to sit, recline or dine in the sunshine. Take a stroll and you'll discover a considerable outdoor swimming pool tucked away within a stunning backdrop of topiary, trees and lawns. Ten feet deep and paired with a heat pump, it provides a truly idyllic place to relax. A detached outbuilding with a pool house, gym and cloakroom sits conveniently close by.

A detached quadruple garaging sits discreetly out of sight.

LOCATION

Pirbright is a wonderful thriving village which serves all walks of life. The property sits just outside the village and with two local pubs, the village green, excellent primary school, GP surgery, chemist and the nearby common. Brookwood train line offers a frequent fast train into London Waterloo (from 30 minutes) three trains per hour, and is a little over 2 miles away (approximately a 10 minute cycle down the canal tow path). By road the property sits 5 miles to Woking 6 miles to Guildford.







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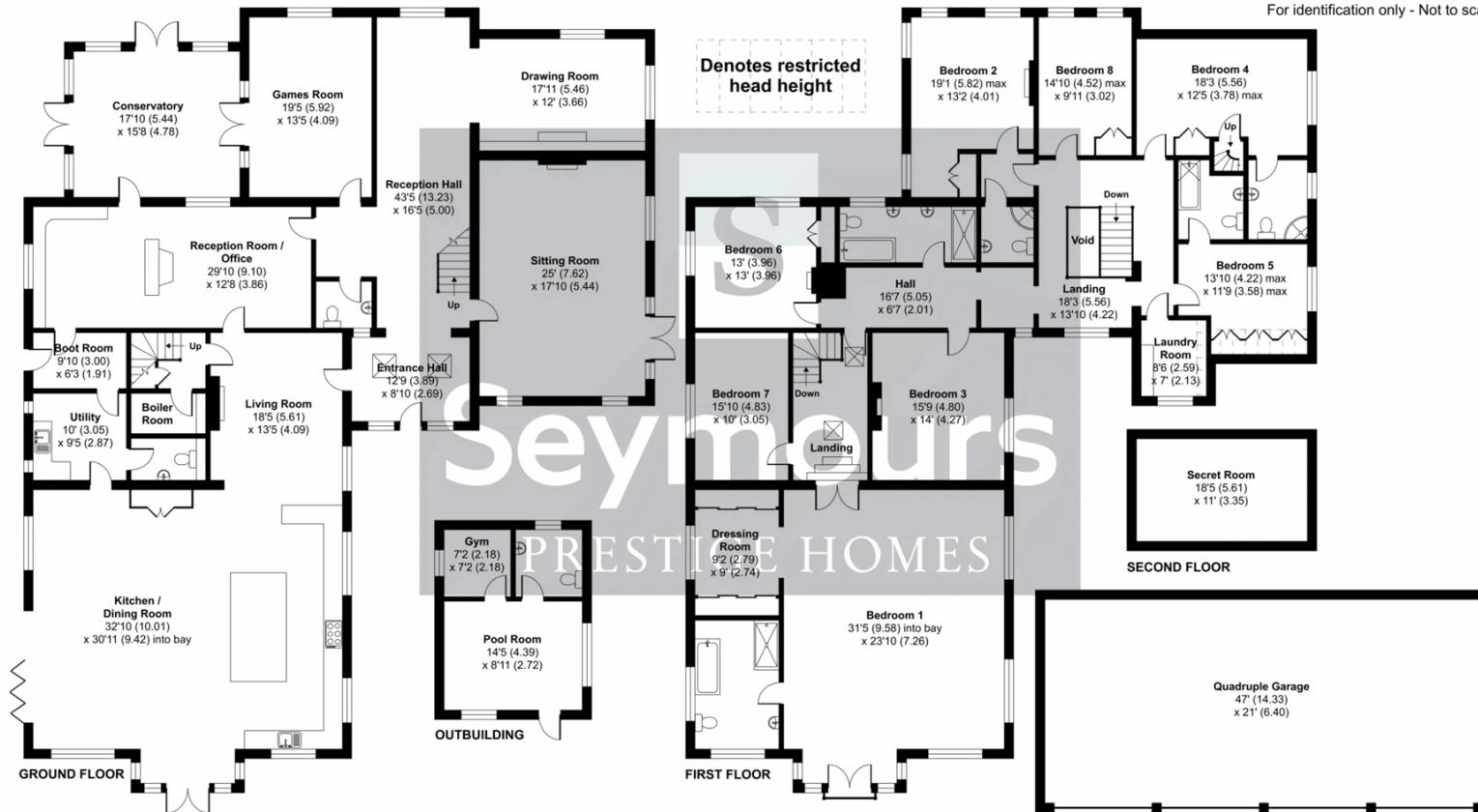
Approximate Area = 8218 sq ft / 763.4 sq m (includes quadruple garage and excludes void)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 287 sq ft / 26.7 sq m

Total = 8542 sq ft / 793.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Seymours Estate Agents. REF: 1038928





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