



Runtley Wood Farm Bungalow  
Sutton Green, Guildford, Surrey

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## A rare development opportunity in an **enviable rural location** close to Triggs Lock and the River Wey.

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**PLAN/2024/0363:** Certificate of Proposed Lawful Development for a single storey side extension.

**PLAN/2024/0364:** Prior notification for a single storey rear extension to extend a maximum depth of 8m, maximum height of 3.9m and a maximum height of eaves of 2.25m.

### Existing accommodation

Entrance hall | Drawing room | Dining room | Conservatory | Kitchen/breakfast room with larder

Three bedrooms | Bathroom | Shower room

Detached double garage

Gardens

In all about 0.8 acres

### Distances

Woking 3.5 miles, Guildford 3.7 miles, Central London 31 miles, Worplesdon station 2.1 miles (from 35 minutes to London Waterloo)

Woking station 2.7 miles (from 23 minutes to London Waterloo), Guildford, London Road station 3.7 miles (from 47 minutes to London Waterloo)

Guildford station 4.2 miles (from 32 minutes to London Waterloo), A3 Northbound (Burpham) 2.3 miles, A3 Southbound (Guildford) 4.1 miles

M25 (Junction 10) 8.2 miles, Gatwick 32 miles, Heathrow 21.2 miles (All distances and times are approximate)



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## Location

With origins back to Domesday, Sutton Green enjoys a rural situation, some three miles from Guildford and Woking respectively and within easy reach of all amenities. Located within the Green Belt, the surrounding countryside comprises mainly of farmland, extensive areas of common land and the nearby Wey Navigation and Triggs Lock (National Trust), with attractive walks and abundant wildlife.

There is a thriving local community based around the Sutton Green Association, two local churches and a golf club. The village & village hall hosts a number of annual events which includes fêtes, wine tasting dinners, exercise classes and infant and baby group sessions. There is an excellent public house (The Olive Tree), 2 garden centres with farm shops in the village in addition to a Sainsbury's supermarket within a couple of miles at Burpham.

Guildford and Woking provide between them a comprehensive range of shopping, leisure and cultural amenities as well as superb commuter links via the respective train stations to London Waterloo taking from 32 and 23 minutes respectively.



River Wey



Nearby Triggs Lock



Nearby Triggs Lock





## The property

Set in an attractive rural location, Runtley Wood Farm Bungalow offers a great opportunity to create a larger family home. With consent in place to extend the property to 3,400 sq. ft., this three-bedroom bungalow sits in about 0.8 acres of land, providing plenty of space and potential.

The existing bungalow features light and flexible accommodation. The drawing room, with sliding glass doors to the conservatory and garden, is well-sized and ideal for relaxing. The semi open-plan dining room adjoins the drawing room, offering a good space for family meals or entertaining. The conservatory provides an additional area to unwind, while the kitchen comes equipped with wooden units, an integrated double oven, hob and space for appliances. There is also a large larder and a separate utility room for extra storage.

The three bedrooms all benefit from built-in storage. Two are double bedrooms, while the third is slightly smaller, suitable for a home office or dressing room. The property has a family bathroom and a second large shower room for added convenience.



## Gardens and grounds

Outside, the bungalow is surrounded by gardens to the front, side, and rear. The garden includes lawns, a vegetable plot, paved terraces, mature shrubs, trees and hedgerows. The driveway at the side of the property provides parking and leads to a detached double garage.

This property offers the chance to create a substantial home in a desirable countryside location, combining comfortable living spaces with the potential for further expansion.

## Services

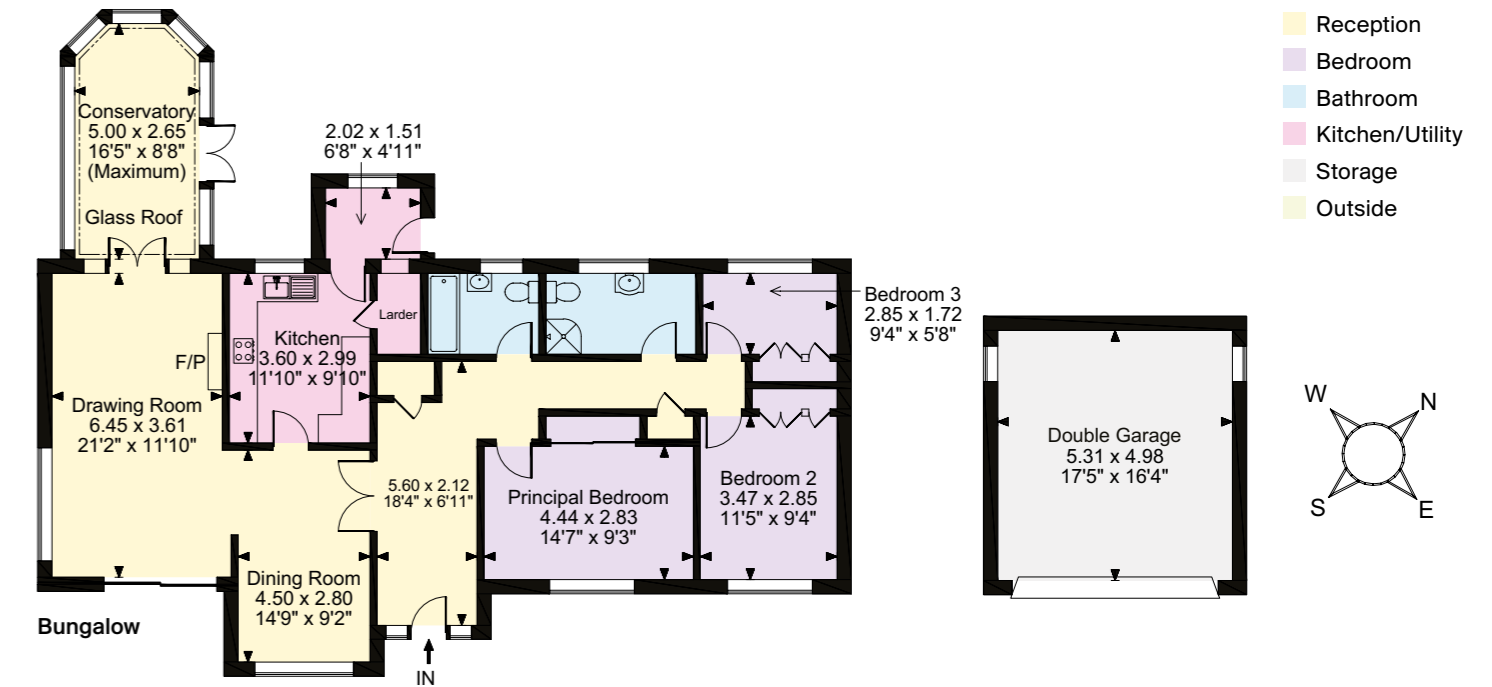
We are advised by our client that the property has mains water, electricity with private drainage and oil-fired central heating.



## Existing Floor plan

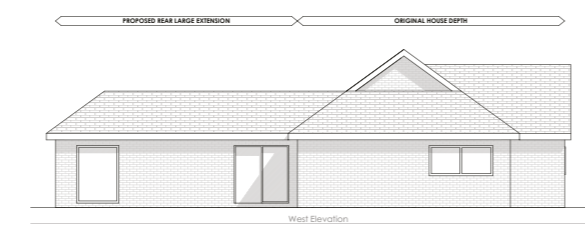
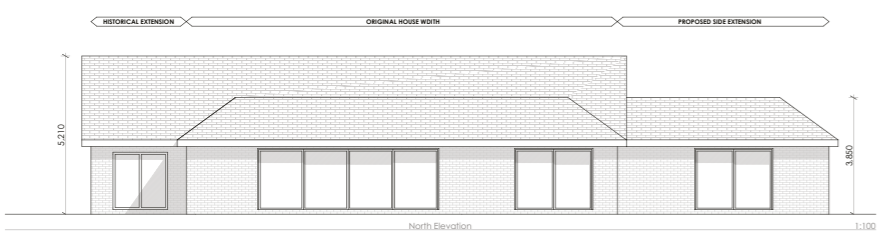
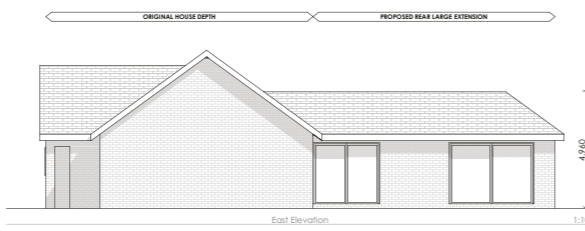
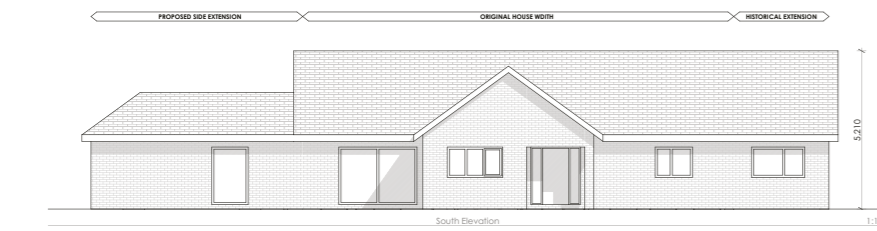
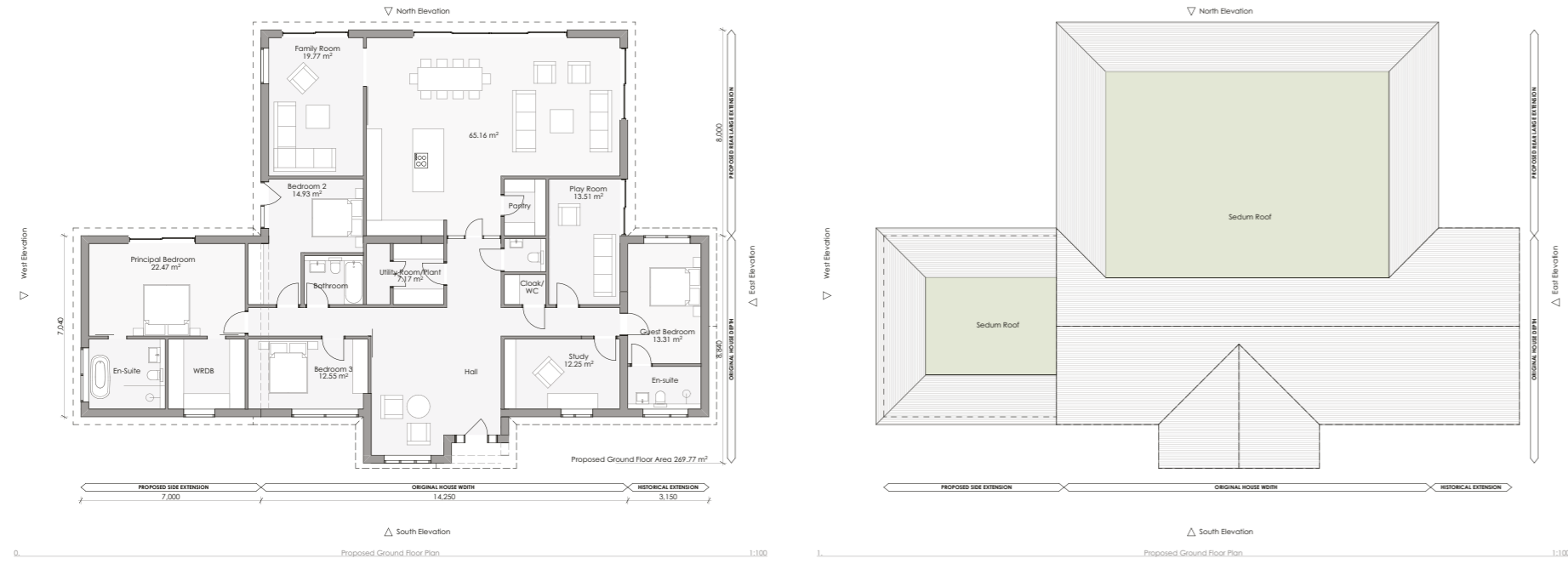
Approximate Gross Internal Floor Area  
**Main House: 1,425 sq ft (132 sq m)**  
**Garage: 285 sq ft (26 sq m)**

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.





# Proposed Elevations and Floor plan





## Viewing

All viewings are strictly by prior appointment only with the agent.

## Directions (GU4 7QQ)

**what3words:** ///legs.snow.baked

Proceed out of Guildford on the Stoke Road (A320) under the A3 and over two roundabouts until you come to a set of traffic lights. Continue straight through these traffic lights and take the next turning on your right hand side into Jacobs Well Road. At the next crossroads, turn left into Clay Lane and then almost immediately right into Blanchards Hill. Proceed on this road for approximately ¼ mile, until you pass The Olive Tree public house on your left hand side. At this point, as the road bends sharply round to the left, continue straight ahead into Sutton Green Road. Follow this road for approximately 200 metres and as it bends round to the left, thus becoming Robin Hood Lane, go straight ahead, signed Runtley Wood Lane. Follow this road to the end and the entrance to Runtley Wood Farm Bungalow will be found at the end on the left.

## Property information

**Tenure:** Freehold

**Local Authority:** Woking Borough Council: 01483 755 855

**Council Tax:** TBC

**EPC Rating:** D



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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Particulars dated October 2024. Photographs and videos dated August 2024.

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