



Burrow Hill House, Burrow Hill, Pirbright, Surrey







A rare opportunity tucked away in the heart of this prime Surrey village.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sun room | Kitchen leading through to conservatory | Utility room | Study | Further utility

Two cloakrooms

Six bedrooms | Two bath/shower rooms | Reading room | Cloakroom

Attached garage block

Extensive gardens

In all about 0.8 acres

Distances

Pirbright station 0.8 mile (London Waterloo from 30 minutes), Woking 5 miles, Guildford 6 miles

Airports: London Heathrow 19 miles, London Gatwick 37 miles

(All distances and times are approximate)



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Situation

Pirbright is an incredibly popular quintessential English village which serves all walks of life. The property sits in the heart of the village and is only a short stroll of the two local excellent pubs, the village green, thriving primary school, GP surgery, chemist and the nearby common. Brookwood train line offers a frequent fast train into London Waterloo (from 30 minutes) with three trains per hour and is only a 0.8 mile walk away. By road the property sits 5 miles to Woking and 6 miles to Guildford.

The property

Situated at the end of a private gravel lane, Burrow Hill House is an Edwardian property extended in the mid-1950s. The house has been in the same ownership since 1975 and now represents an excellent opportunity to create the ideal family home via refurbishment, extension or redesign (subject to any necessary consents). The 0.8 acre garden affords views to the local church and surrounding farmland. There are extensive mature gardens to front and rear with ample parking and two garages.





The house offers substantial ground floor accommodation comprising five rooms plus a kitchen and conservatory. Upstairs there are six bedrooms plus a small study/ library



Services

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

Directions (Postcode: GU24 0JS)

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 crossing Pirbright Village Green and the discreet turning to Burrow Hill will be found on the left just before the traffic lights (look for a white picket fence and gravelled lane). Continue to the very end to Burrow Hill House.

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: D



Approximate Gross Internal Floor Area

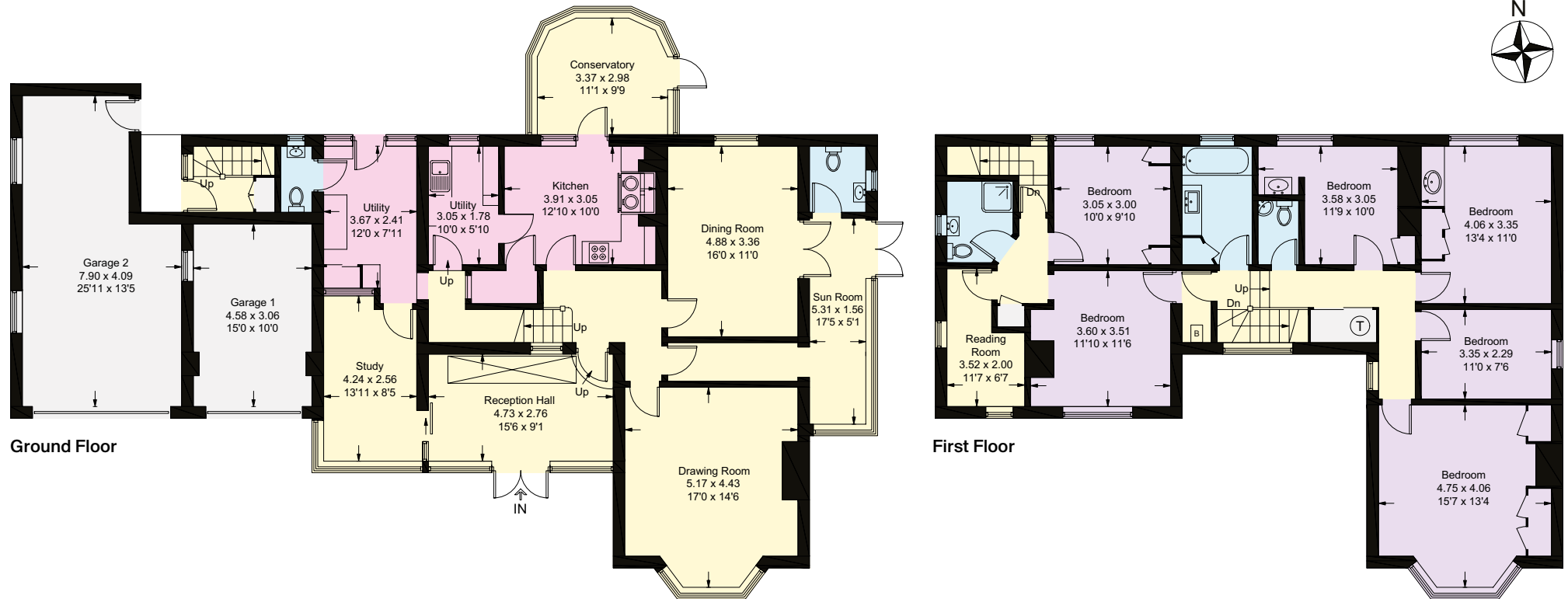
254.7 sq m / 2741 sq ft

Garages = 42.5 sq m / 457 sq ft

Total = 297.2 sq m / 3198 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



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 February 2024. Photographs and videos dated February 2024.

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