



Hilgarth
Worplesdon, Guildford, Surrey





Hilgarth

Church Lane, Worplesdon, Guildford, GU3 3RU

Guildford 4.4 miles, Woking 5.7 miles, M3 (J3) 7.3 miles, M25 (J12) 14.1 miles, A3 2.5 miles, Central London 32.7 miles
(All distances and times are approximate)

A beautifully presented 5 bedroom family house in
arguably the best private road in Worplesdon.

Accommodation

Entrance Hall | Office/Study | Drawing Room | Family Room | Playroom | Kitchen/Breakfast Room
Utility Room | Boot Room | Cloakroom

Master Bedroom with En Suite Shower Room

Guest Bedroom with En Suite Shower Room | 2 Further Bedrooms | Dressing Room/Bedroom 5 | Family Bathroom

Double Garage



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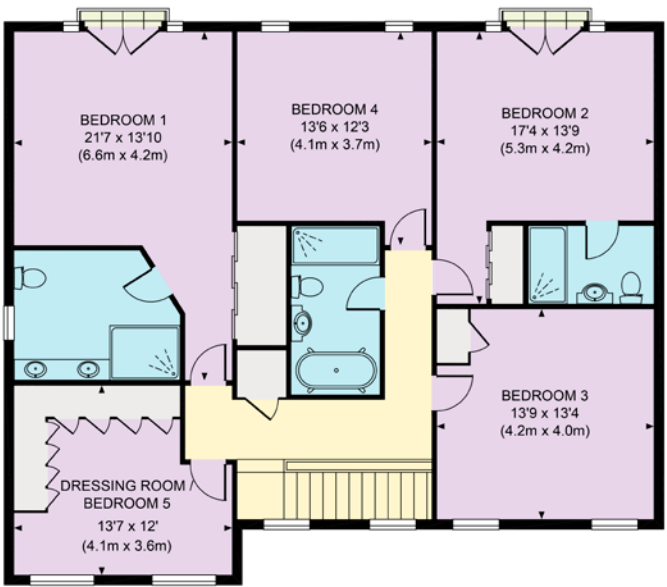
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area
 Main House: 3,600 sq ft / 334.4 sq m
 Outbuilding: 506 sq ft / 47.0 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



Ground Floor



First Floor





Services

Main drainage, electric and water.

Energy Efficient Certificate

Rating: D

Local Authority

Guildford Borough Council. Tel: 01483 505050

Directions (GU3 3RU)

From our office in Guildford take the Upper High Street (A3100) North and at the mini roundabout take the first exit onto the London Road. At the lights turn left onto York road (A246) and at the next lights turn right onto the Stoke Road. Stay on this road and continue through the lights by the railway bridge, across two roundabouts and at the next Stoke crossroads continue Straight over onto the A320 Woking Road, passing under the A3. Stay on the A320, continuing straight over 3 roundabouts and 1 set of lights. At the next roundabout turn left onto Salt Box Road and continue straight on at the lights. At the next roundabout turn right onto the A322 Worplesdon Road. At the next roundabout take the second exit, staying on the Worplesdon Road. When you reach Worplesdon Place pub and restaurant on the right, take the next right into The Avenue and then the first right into Church Lane. At the roundabout take the second exit and Hilgarth is the third house on the right.

Viewing

Viewing by appointment only with the sole agents Knight Frank.



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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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