



WHITMOOR LANE
SUTTON GREEN, SURREY

JACKSON-STOPS 

WHITMOOR LODGE, WHITMOOR LANE, SUTTON GREEN, GUILDFORD, GU4 7QB

Guide Price £1,500,000

A PARTICULARLY ATTRACTIVE FAMILY HOME SET IN THE SOUGHT
AFTER AND PICTURESQUE SETTING OF SUTTON GREEN.

MILEAGES AND JOURNEY TIMES (approx.)

Worplesdon Station 1.3 miles (London Waterloo 33mins)

Woking Station 3.3 miles (London Waterloo 24mins)

Woking Town Centre 3 miles

Guildford Town Centre 4 miles

London 30.3 miles

Heathrow Airport 21.6 miles

Gatwick Airport 32 miles

MAIN ACCOMMODATION

Kitchen/Breakfast Room

Sitting Room

Dining Room

Drawing Room

Four bedrooms (master en-suite)

Family Bathroom

Utility area

WC

GARDENS AND GROUNDS

Established front and rear gardens

Lawn and Patio areas

600sqft barn



DESCRIPTION

Whitmoor Lodge is set in the rural and historic village of Sutton Green, close to both Guildford and Woking and within easy and fast reach of London.

This period property has great history having previously been part of the Sutton Place Estate and has been adapted over time to create a well-balanced family home whilst retaining its character. Such features include double gables, clay tiled roofing and diaper decorative pattern brickwork, an example of fine detailing also found in various historic properties in the area.

Throughout the house there is spacious accommodation with the benefit of plenty of natural light. Most of the downstairs rooms have a traditional style light oak strip flooring with an attractive light wood parquet flooring in the kitchen. Many of the rooms have exposed structural oak beams and posts adding character and period authenticity.

On entering the house there is a welcoming reception/dining hall from which you can access the downstairs cloakroom and stairs to the first floor. The reception hall leads to a 28' drawing room and separately a generous 21.5' sitting room, both of which have attractive fireplaces and French windows opening onto the garden. The fully fitted shaker style kitchen with a breakfast area, is accessible from both the sitting room and an alternative access from the drawing room via the rear garden porch/utility area.



DESCRIPTION CONTINUED

On the first floor there are four double bedrooms, one having an en-suite shower, plus a spacious family bathroom, with both a bath and separate shower.

The gardens which wrap around the house and lawn to the front of the house extend to approximately 3/4 of an acre. The grounds offer various aspects in which to sit and enjoy this unique and picturesque setting, it sits surrounded by pretty gardens mainly laid to lawn with well stocked flower beds and a plethora of stunning species of well-established trees, of particular note being a magnificent Redwood conifer.

Adjacent to the house is a timber barn 28.7'x 21.2', with two double doors currently used as a workshop but providing various options for other uses.

The property as a whole offers a very special family home which exudes charm and offers an abundance of period character in a very prime location.







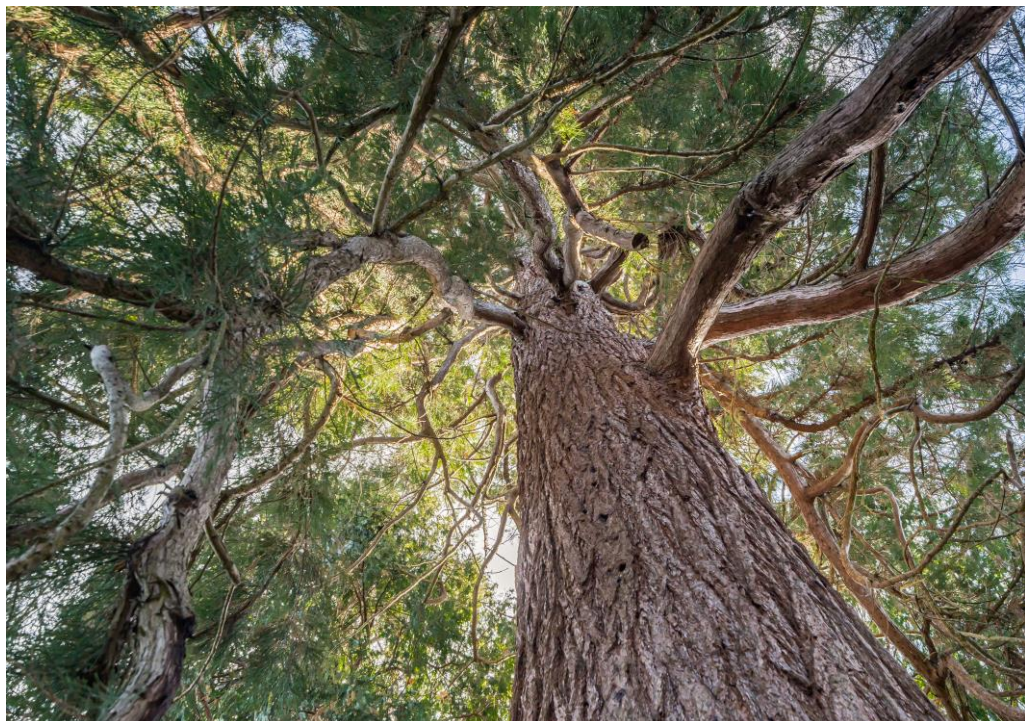


INFORMATION

Council Tax Band: D
Local Authority: Woking Borough Council
EPC Rating: D
Tenure: Freehold
Latitude: 51.278324
Longitude: -0.56767
What Three Words: ///label.smiles.gold

Mains Electricity and Water. Oil Heating. Fibre Broadband.
Mains drainage via a small waste pumping station within the grounds which is maintained and serviced by Thames Water.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



LOCATION

Sutton Green is a small village comprising only 125 houses in the midst of countryside which provides a rural barrier between the towns of Guildford and Woking. The village formed part of the historic Sutton Place Estate in the middle ages and the original Blacksmiths' house, the Laundry and Granary along with several 16th, 17th and 18th Century houses still remain. The village has two churches, one pub and a car repair garage. An active Residents Association (www.suttongreen.net) serves the residents well and can assist with issues as well as organising the village's social life.

Being equidistant between Woking and Guildford you would be within 7 miles of the abundant amenities of both towns with diverse cultural offerings in the way of theatres, cinemas, RHS Wisley, Grange Park Opera, along with leisure centres offering state of the art sports facilities, ice skating rink, outdoor pursuits along with a variety of cycle routes and walking on the many heaths and commons as well as the Basingstoke and Wey canals and the Surrey Hills, all offering beautiful country walks. Woking which is undergoing extensive regeneration, already offers a large variety of shopping and restaurants as does Guildford with its county town high street and historic castle.

The train service from the local station, Worplesdon offers a fast and frequent service to London Waterloo (33 mins) or from Woking (24 mins) and AirLink coach to Heathrow. The nearby M25 provides convenient connections and easy access to both Heathrow and Gatwick whilst the A3 offers various routes south to the coast or directly into London.



Whitmoor Lodge, Whitmoor Lane, Guildford, GU4 7QB

Approximate Area = 2227 sq ft / 206.9 sq m

Outbuilding Area = 605 sq ft / 56.1 sq m

Total Area = 2832 sq ft / 263.0 sq m

For identification only - Not to scale



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. We have not formally measured the land area therefore any figures are to be used as an approximate guide and not relied on as an accurate plot size. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



JACKSON-STOPS

01483 322 135

working@jackson-stops.co.uk

jackson-stops.co.uk

 onTheMarket.com

rightmove 

ZOOPLA

JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910