



Bailes Lane, Normandy
GUILDFORD, SURREY

JACKSON-STOPS 

Sunnycot, Bailes Lane, Normandy, Guildford, Surrey, GU3 2AX

Guide Price £775,000

A CHARACTER HOUSE CONFIGURED TO MODERN LIVING IN A BEAUTIFUL SEMI-RURAL SETTING.



Features

Semi-Rural Guildford Location.

Close proximity to mainline train station, shops, restaurants and local common/woodlands.

Main Accommodation

- Entrance Hall
- Open Plan Kitchen / Dining Room
- Main Reception Room
- Study
- Three Bedrooms
- Two Bathrooms
- Utility Room
- Garden Study Room with Sauna
- Garden Studio





THE PROPERTY

Originally a Victorian cottage, the house has been extended and configured to provide comfortable, modern living all set in a picturesque environment.

The house offers three bedrooms with two to three reception areas along with separate studio/working areas in garden.

The property has been cleverly adapted to provide modern necessities such as dedicated office working space but also luxuries such as a sauna and shower room, accessible direct from the garden.

The garden is over 100ft long with several areas including a patio for outside sitting and dining, grass lawn with path leading down to a large decking area off which the studio is accessed. The studio is over 300sqft and provides a large storage or gym area with power.

A utility/boot room outside gives separate utility space out of the kitchen and is accessible via side entrance from the front driveway to avoid walking through the house.

The driveway at the front of the house provides private parking and sets the house back from the lane.

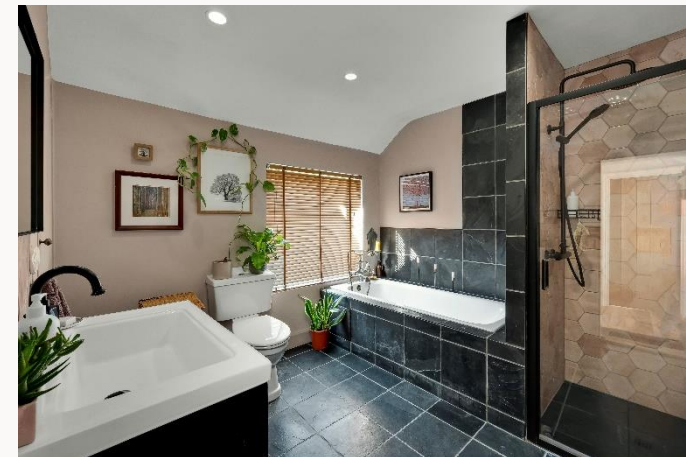


ACCOMMODATION

Upon entering the property the entrance hallway leads through to the open plan kitchen and dining room which in turn goes through to a sitting room directly opening out to the garden.

The main reception/living room to the front of the house provides a comfortable sitting area with wood burner that adjoins a study area which leads through to a downstairs shower room.

Upstairs offers three bedrooms with a large family bathroom equipped with walk in shower and separate bath. The master bedroom to the front has direct views over the fields to the front.





LOCATION

The location offers a scenic country style blend with close proximity to local shops and Guildford.

Normandy village shop and café is under one mile from the house. Normandy also provides a bustling social community with Archery, Tennis, Scout, cricket club and nursery schools.

The area offers the country style with smart pubs and restaurants, woodland and SANG walks whilst being 5.3 miles to Guildford town centre and mainline train station.

TRANSPORT LINKS

Worplesdon Station 4.6m (London Waterloo 34 mins)

Guildford Station 4.8m (London Waterloo 32 mins)

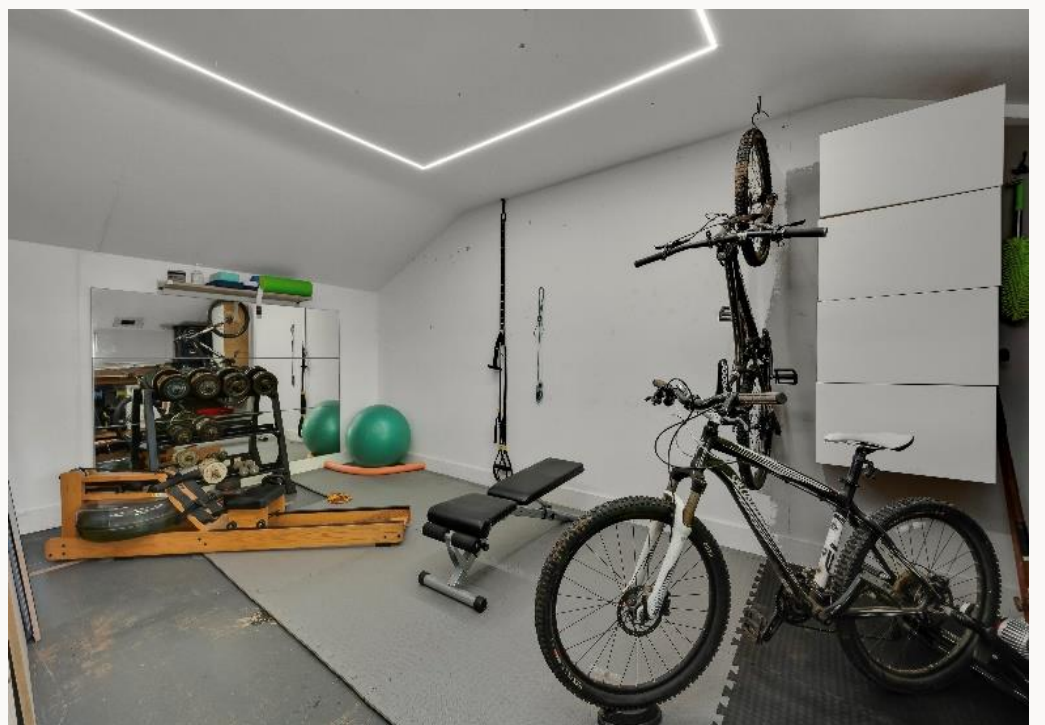
Heathrow Airport 20.5m

Gatwick Airport 29.2m









INFORMATION

Council Tax Band: E

Local Authority: Guildford Borough Council

EPC Rating: D

Tenure: Freehold

Latitude: 51.255554 Longitude: -0.657477

What Three Words: ///third.cookies.powering

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.

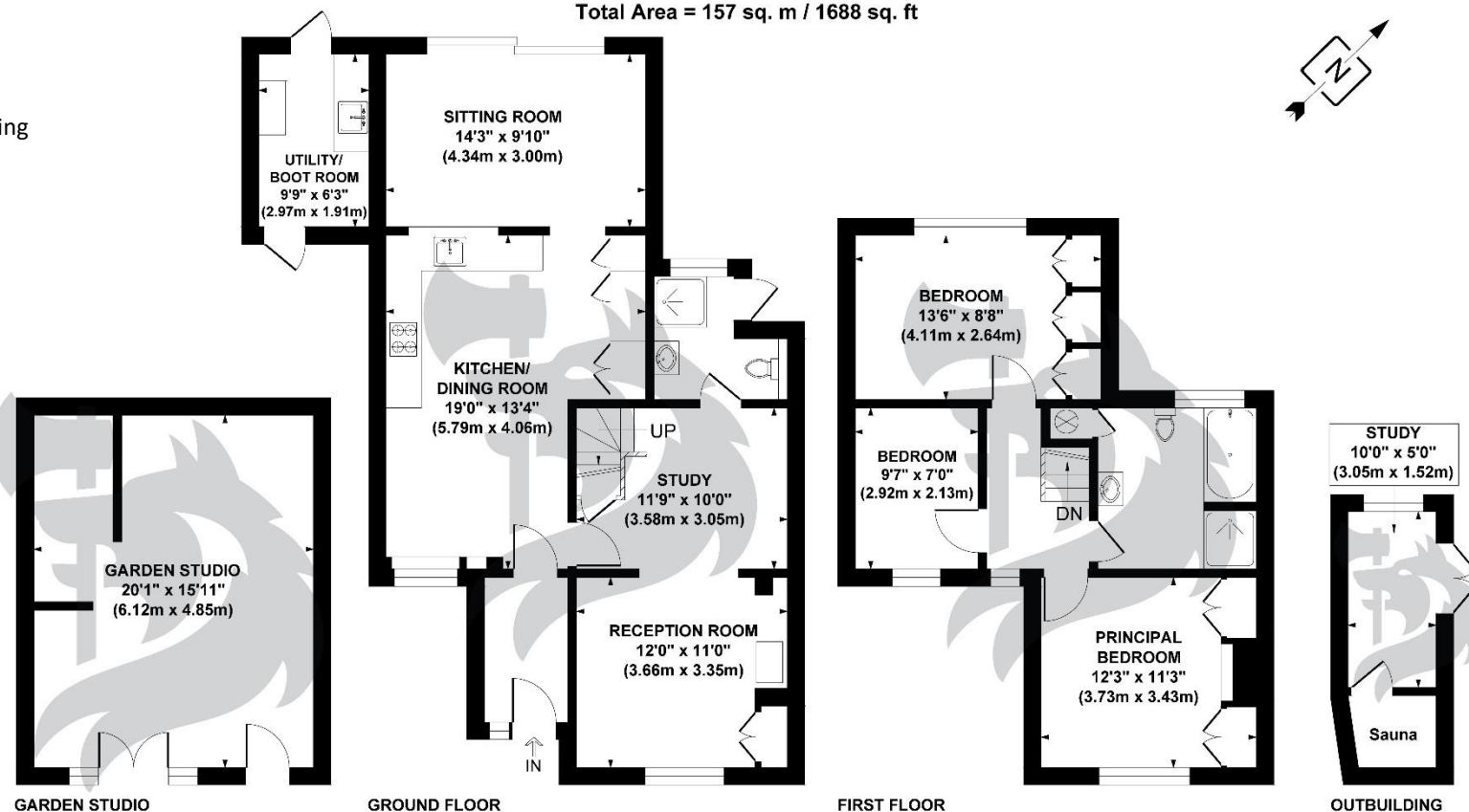
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Approximate Gross Internal Floor Area = 120 sq. m / 1296 sq. ft

Garden Studio Area = 30 sq. m / 320 sq. ft

Outbuilding Area = 7 sq. m / 72 sq. ft

Total Area = 157 sq. m / 1688 sq. ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the point indicated by the arrow heads.

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