

CURCHODS



White Barn, Sheets Heath

Brookwood, Woking, Surrey, GU24 0EW

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

Offers in excess of £1,600,000

Freehold



Exceptional detached family residence. A rare opportunity to acquire an expansive, light-filled and unique family home situated on a private plot surrounded by mature gardens. Seamlessly combining versatile contemporary living spaces with charming architectural detail, this impressive property offers an abundance of space both inside and out.

Upon entering through the spacious entrance hall, you are greeted by an immediate sense of light and space. The ground floor features a welcoming lounge designed around a central fireplace, perfect for family gatherings. At the heart of the home lies the bright, modern kitchen and adjoining dining room, ideal for both daily family life and formal entertaining. The living area extends naturally into a striking sunroom, which frames views of the lush garden.

A central staircase leads to the upper accommodation, the centre piece being the superb principal bedroom suite which offers stunning views over the grounds. The family bathroom and en-suite shower rooms have been updated with high-end modern fixtures, neutral tiling, and sleek vanity units.



EPC C | Council Tax Band G

Key Features

- Substantial detached family home set on a private, tree-lined plot with generous front and rear gardens
- Light-filled living spaces - open-plan reception rooms, dedicated family lounge with feature fireplace, and separate dining area
- Modern fitted kitchen: finished with sleek light cabinetry, contemporary countertops, and direct garden views
- Generous double bedrooms including ensuite facilities and newly updated family bathroom suites
- Covered alfresco dining patio - glass pergola canopy structure overlooking the private rear garden
- Ample off-street parking large private gravel driveway accommodating multiple vehicles

Additional Information

The owners advise us that property has mains water, electricity, gas and private drainage.

Location

White Barn is set in a delightful rural position on the edge of the village, yet tucked away within Sheets Heath. The property is surrounded by wonderful heathland and yet is very accessible to Brookwood Station as well as both Guildford and Woking. Brookwood is a predominantly late Victorian, early Edwardian village when the railway was constructed. It offers day to day shops including a post office, however more comprehensive facilities can be found in the neighbouring areas, including a large Sainsbury's. The local towns of Guildford and Woking offer more comprehensive educational, recreational and shopping facilities. The area is well served for road connections including the A3 at Guildford and the M3 (Junction 3) at Bagshot providing access to the national motorway network, London and the international airports of Heathrow, Gatwick and Southampton. The property is located next to many fine established golf courses including West Hill, Worplesdon and Woking.

There are further sporting facilities in the area such as tennis clubs at Pirbright, Worplesdon and Hook Heath, in Woking and racing at Ascot and Sandown. There are a number of schools catering for all ages within a relatively short distance including the Royal Grammar School, Guildford High School, Tormead and Lanesborough in Guildford, Halsted Preparatory School, St Andrews and Hoe Bridge in Woking, Rydes Hill Preparatory in Worplesdon and Pirbright Primary School. Brookwood station is 0.4 miles away with a regular train service to London Waterloo taking approximately 35 minutes.



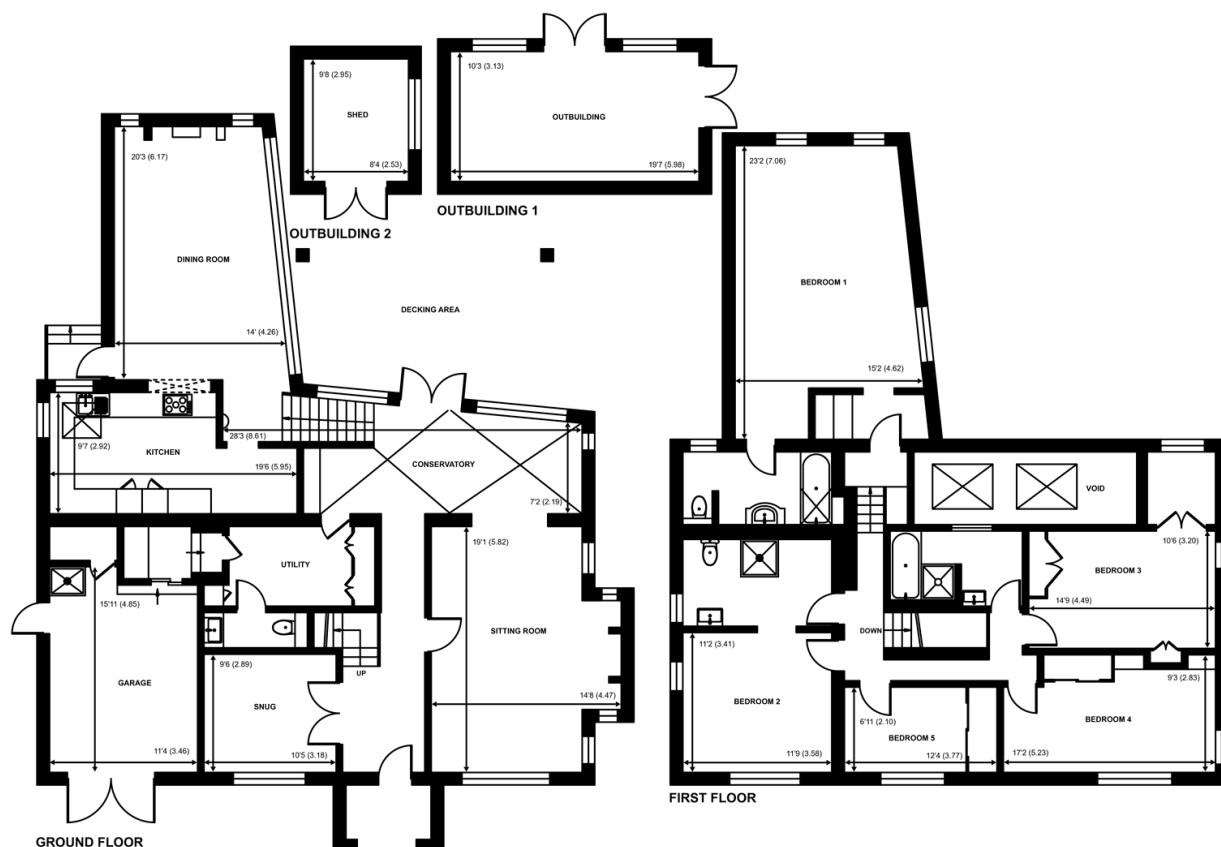
Approximate Area = 2592 sq ft / 240.8 sq m (excludes void)

Garage = 197 sq ft / 18.3 sq m

Outbuilding = 281 sq ft / 26.1 sq m

Total = 3070 sq ft / 285.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents by Curchods. REF: 1535215

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Reference: CWG260224