

Guildford Road, Normandy, Guildford, GU3

Approximate Area = 2623 sq ft / 243.6 sq m

Garage = 905 sq ft / 84 sq m

Pool House = 238 sq ft / 22.1 sq m

Total = 3766 sq ft / 349.8 sq m

For identification only - Not to scale



GUILDFORD ROAD, NORMANDY, GUILDFORD, GU3

Offers in excess of £1,600,000

Stunning family home, that has recently been extended and renovated, now offering high specification living within grounds of an acre.

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ACCOMMODATION

- High specification kitchen/breakfast/family 'hub' room
- Four reception rooms
- Turnkey living
- Cinema room
- Four bedrooms and three bathrooms
- Immaculately presented
- Golf simulator and bar
- Swimming pool and pool room
- Gated driveway and double garage
- Grounds of approx. 1 acre

DESCRIPTION

Approached via a large gravelled driveway, Manor Croft is a characterful home that has been refurbished, extended and redesigned by the current owners.

This spectacular family home offers trendy turnkey living that is situated in a delightful country setting, within close proximity to several amenities.

Upon entering, there is a large entrance dining hallway, incredible bespoke open plan kitchen/breakfast/family room hub with central island with solid granite work surfaces, wine fridge, Neff appliances, feature gas fireplace, bifolding doors and underfloor heating, adjoining utility room, impressive dual aspect sitting room with an open fireplace and hidden speaker system, cinema room with projector, drop down screen, feature fireplace and full AV rack and Dolby surround sound, study room with built in cupboards and speakers, downstairs cloakroom and a further hallway with access to the stairs.

To the first floor, there is an impressive principal bedroom suite with built in floating bed, control 4 lighting, built in wardrobe area and en suite shower room with underfloor heating, guest bedroom with en suite shower room and built in wardrobe, two further double bedrooms, airing cupboard and family bathroom with underfloor heating.



Garage/golf studio

Towards the rear of the driveway there is an extra large double garage with a bespoke golf studio/simulator, bar area, air conditioning, camera security system and fire escape.

Outside

The property sits back from the road with a large gravelled gated driveway providing ample parking for numerous cars and the front is enclosed by a formal brick wall. Towards the rear of the property there is a large level garden that was designed by a Chelsea Gardens designer, which is well screened on all sides providing upmost privacy. There is a Japanese garden, Pond designed by Michael Wheat, large patio/BBQ area with outdoor lighting, hot tub and seating area, swimming pool with Dejyoux Pool system and heat pump, detached pool/gym room which has a shower room, bin storage store, raised flower/shrub beds and Outdoor AV system and further lighting.

LOCATION

Manor Croft House is situated in a delightful country setting, close to Parish council fields, village recreational ground and Normandy village shop and cafe. There are gastro pubs nearby in Pirbright and local butchers. The surrounding countryside has excellent walking and cycling, with many miles of bridleways.

The historic towns of Guildford and Farnham are approximately 6.1 and 7.6 miles respectively and offer comprehensive recreational, educational and shopping facilities as well as a frequent train service to London Waterloo.

Communications are excellent with the A3 being approximately 5 miles away which in turn links up with the M25, the national motorway network and subsequently London, Heathrow, Gatwick and Southampton airports.

Wanborough station 1.1 miles (Guildford from 7 minutes), Pirbright 3.5 miles, Brookwood station 4.9 miles (London Waterloo from 36 minutes) Guildford station 6 miles (London Waterloo from 32 minutes), Farnham 6.9 miles, Woking 8.2 miles

LOCAL AUTHORITY

Guildford Borough Council

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	