



ESTATE AGENTS



Bushy Farm, Backside Common, Wood Street Village,
Guildford, Surrey, GU3 3EB

Asking Price £2,750,000

Bushy Farm, Backside Common, Wood Street Village, Guildford, Surrey, GU3 3EB

This stunning family house really does have it all offering beautifully presented and extensive accommodation of nearly 10,000 sq.ft with further outbuildings and is quietly situated at the end of a lane on a secluded plot approaching 5 acres and yet is within a short drive of both Guildford and Farnham. With stabling, large indoor pool, ample garaging, a superb cinema room, office suite, games room and two paddocks, this fantastic house has just been refurbished throughout and would suit a large family and is offered with no onward chain.

The ground floor accommodation comprises a huge triple aspect drawing room, impressive kitchen/dining/family room and a spacious conservatory across the entire rear of the property with views over the gardens and fields beyond.

Stairs lead down to the lower ground floor comprising a cinema room with bar, large play room and secure storage room.

The 1st floor accommodation comprises a master bedroom suite comprising large bedroom, walk-in dressing room and large ensuite bathroom. There are two further bedroom suites, two additional double bedrooms and a family bathroom on this floor.

A door to the side of the house leads through to the ancillary building comprising utility, cloakroom, and a huge family room with stairs upto to a spacious home office area. To the rear is access to the large heated indoor pool with hot tub, steam room, changing rooms and pump room.

A gated driveway leads to the large courtyard with extensive parking and a stable block comprising five stables, cart barn and three garages. Surrounding the property are well-maintained landscaped lawns with two paddocks to the front ideal for grazing.

Council Tax Band: H

- Five Double Bedrooms
- Four Brand New Bathrooms
- Six Reception Rooms
- Stunning Kitchen/Family Room
- Separate Converted Barn
- Indoor Swimming Pool Sauna & Jacuzzi
- Triple Garage & Stabling
- Cinema Room
- Two Paddocks on 5 Acre Plot
- Chain Free

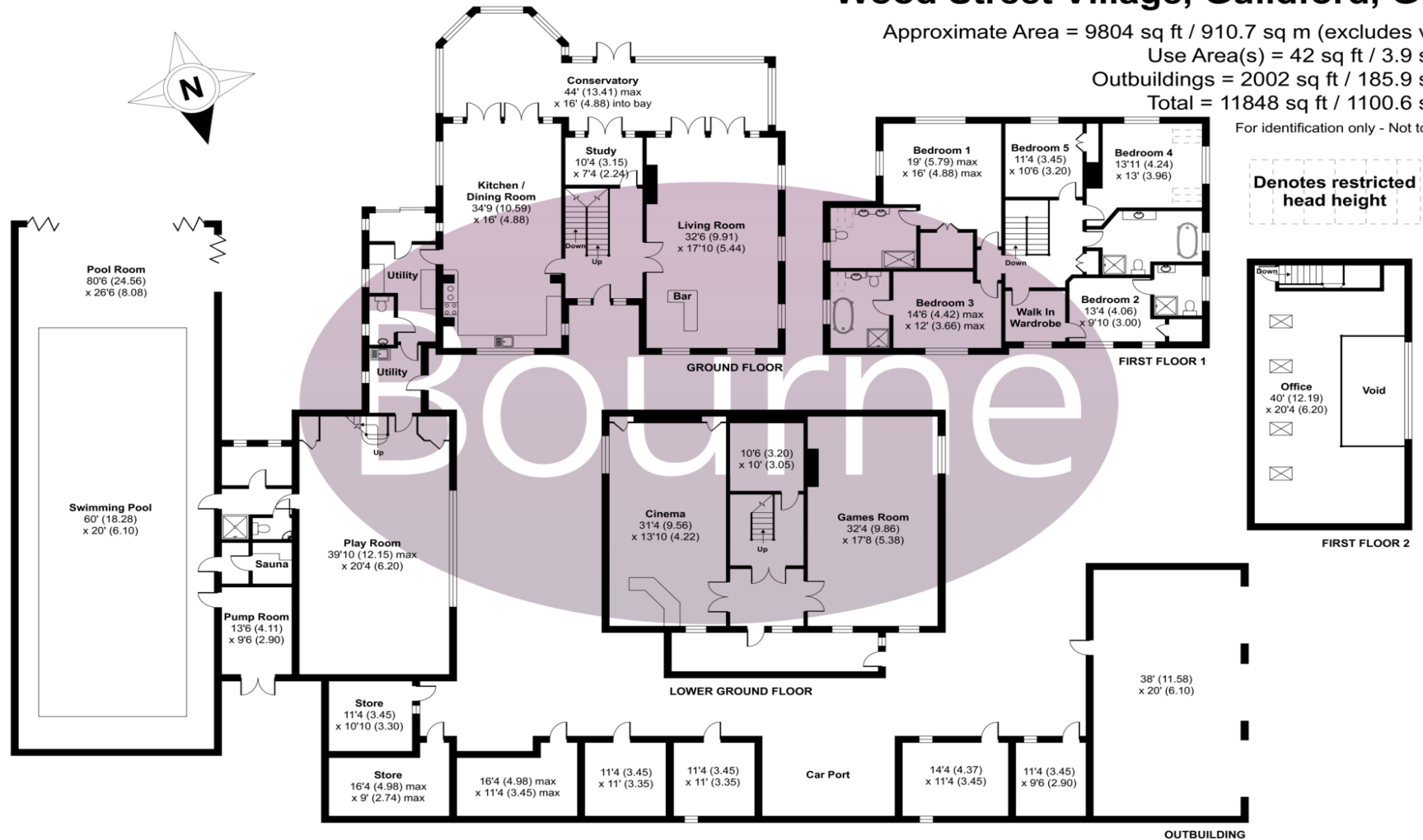


Floorplan

Wood Street Village, Guildford, GU3

Approximate Area = 9804 sq ft / 910.7 sq m (excludes void)
 Use Area(s) = 42 sq ft / 3.9 sq m
 Outbuildings = 2002 sq ft / 185.9 sq m
 Total = 11848 sq ft / 1100.6 sq m

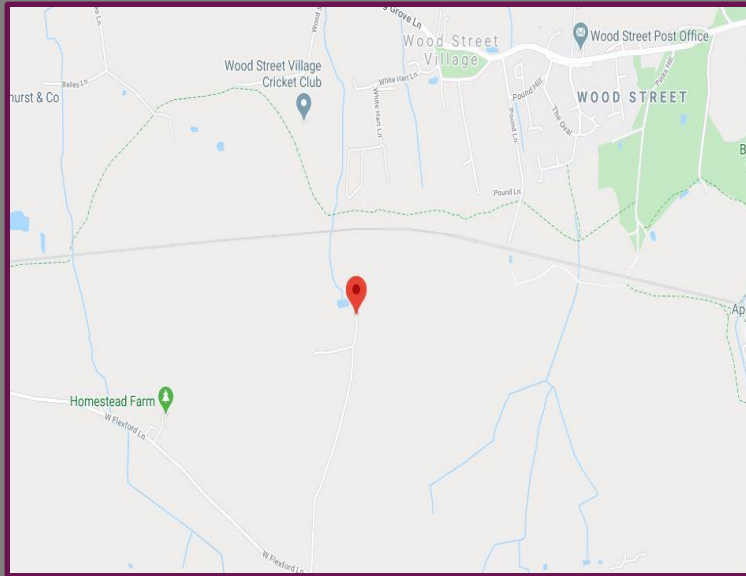
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Bourne Estate Agents. REF: 792831

Location

Situated right at the end of a 1.25 mile lane just off the Hogs Back a mile from Guildford, this stunning house is quietly situated in a rural environment yet is only a short drive from both Guildford and Farnham town centres.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
71		62	
77		68	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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