

Bourne



Nuthatch, Prey Heath, Woking, Surrey, GU22 0SL

Asking Price £1,250,000



# Nuthatch, Prey Heath, Woking, Surrey, GU22 0SL

Nuthatch has been tastefully modernised and enhanced in recent years, now boasting delightful, light-filled living areas that afford captivating views of its secluded grounds.

This property features a flexible layout with five generously proportioned bedrooms, including a master suite complete with a dressing room and en-suite bathroom.

The kitchen presents a charming cottage-style array of units, equipped with a range cooker, ample space for appliances, and adjoins a practical boot room housing utilities.

The principal reception rooms, although separate from each other, provide exceptional entertaining spaces, with floor-to-ceiling doors that open onto the gardens.

Nestled amidst woodland, the grounds predominantly consist of well-kept lawns adorned with fruit trees, mature hedging, various shrub areas, and an expansive decking area.

Accessed via a driveway secured by a five-bar gate, ample parking is available, leading to a double detached car barn equipped with power and lighting.

Council Tax Band G - £3,747.95pa (2023-2024)

- Located amidst woodland surroundings
- Enveloped by secluded gardens
- Substantial five-bedroom detached bungalow
- Meticulously maintained and presented
- Impeccable condition throughout
- Detached double car barn
- Versatile layout
- Walking distance of Worplesdon station
- Viewing essential



# Floorplan

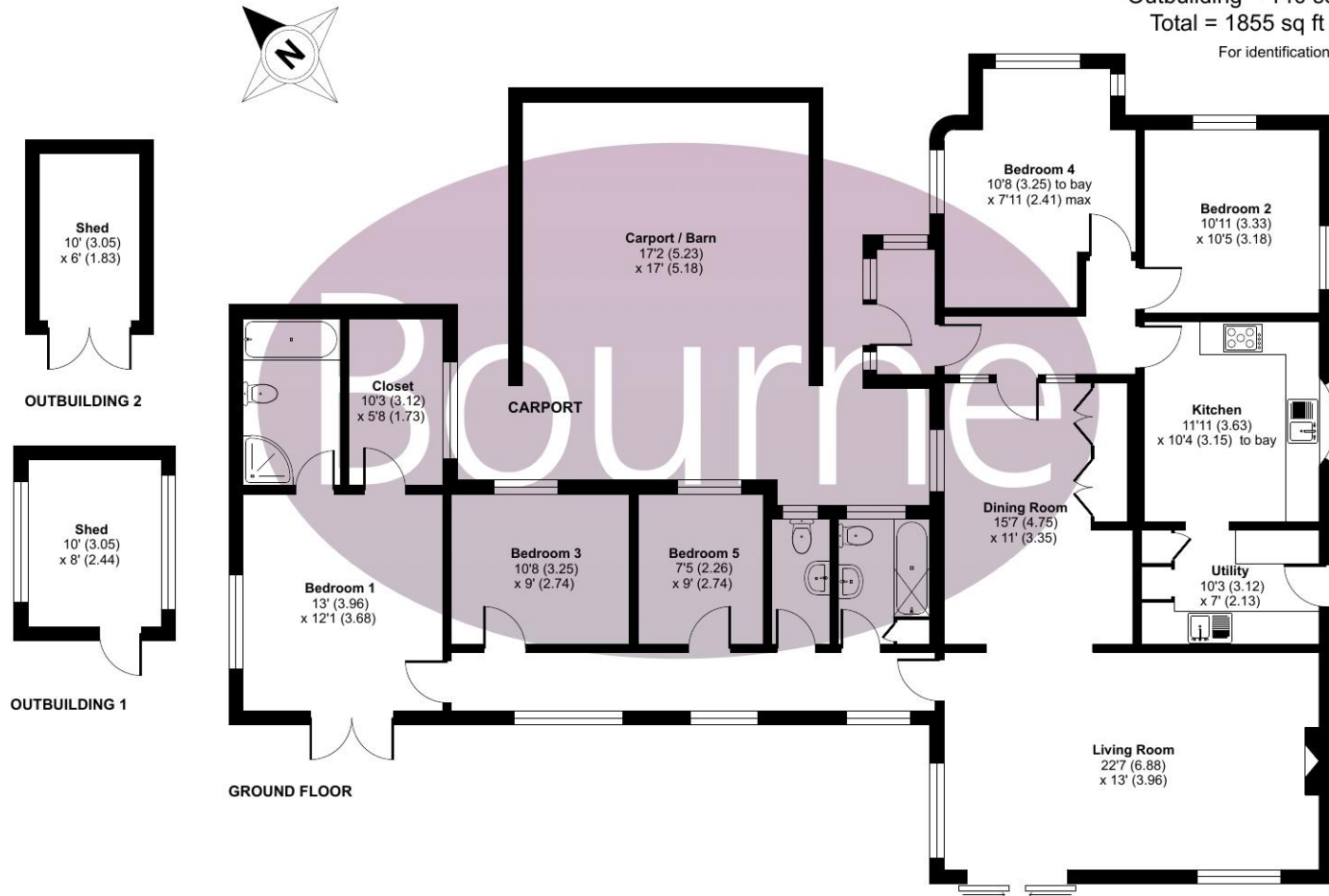
## Nuthatch, Prey Heath, Woking, GU22

Approximate Area = 1715 sq ft / 159.3 sq m (excludes carport)

Outbuilding = 140 sq ft / 13 sq m

Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale

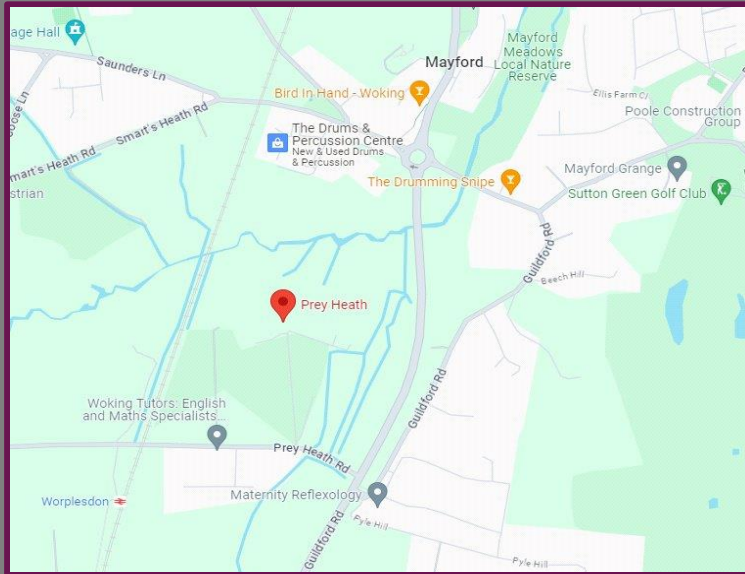


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1096716



# Location

Mayford lies to the south of Woking. The area is generally rural and open in character. The majority of the area is designated 'Green Belt'. There are large swathes of common land to the North (Horsell Common) and to the South (Whitmoor Common) and within 5 miles are the Surrey Hills all ideal for a host of outdoor activities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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