



The Manor House
Sutton Green, Surrey





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Sutton Green, Guildford, Surrey

Worplesdon 1.9 miles (31 minutes to London Waterloo), Woking 4.1 miles (24 minutes to London Waterloo)

Guildford 3.9 miles, Woking 4.5 miles, London 31.3 miles (All mileages are approximate)

Simply stunning Manor House
with the most beautiful gardens.

Main House

Reception hall | Drawing room | Sitting room | Dining room | Living room | Kitchen/Breakfast/Family room

Sun room | Utility room | Wine room | WC

Master bedroom with en suite bathroom with separate shower and a spacious dressing room

Four further bedrooms and two bathrooms

Indoor swimming pool with shower room and pool house.

Tennis court | Outdoor swimming pool

Annexe/office

Sitting room | Kitchen | Two bedrooms and a bathroom

Large office and WC | Gardeners WC

Storage unit | Triple garage and Quadruple garage

In all about 31 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Located in the popular Sutton Park Estate, The Manor House is a stunning Grade II listed property with beautiful landscaped gardens.

The Manor House enjoys a unique, tranquil and private setting without being isolated. Local services and communications are nearby in the village of Sutton Green.

Sutton Green lies midway between Woking and Guildford. It is a small village with a farm shop, pub, golf club and garage and offers that much sought-after and perfect compromise between rural living and quick access into London. Nearby Woking and Guildford offer a comprehensive range of shopping, recreational and educational facilities as well as mainline stations to London Waterloo.

Schools in the area are first class, including Hoe Bridge and Halstead in Woking, St Catherine's in Bramley, The Royal Grammar School and High School in Guildford with Charterhouse in Godalming, Cranleigh School located in Cranleigh amongst many others.

Communications are excellent with the nearby A3 providing quick access to the M25, Heathrow and Gatwick Airports, London and the South Coast. There are also a wide range of sporting facilities locally, including walking and riding in the surrounding countryside and along the River Wey. There are a number of golf courses in the area, including Sutton Green, Woking, Worplesdon, West Hill and Wisley.









The Manor House

The Manor House is an elegant, Grade II listed Georgian country house on the edge of the village of Sutton Green. The imposing façade is symmetrical and therefore very attractive. The house itself is believed to date back to the mid 1700s with extensions in the 1800s. The house has been well maintained and sympathetically restored to provide a comfortable, spacious and stylish home, ideally suited to both entertaining and relaxed family living.

The interiors retain many original classic Regency period characteristics: high, decorative cornicing and full height sash windows that allow light to flood into the elegant reception rooms.

On the first floor there is a very spacious master bedroom suite which offers a large en suite bath and shower room, with a dressing room beyond. This dressing room could be used as a bedroom if required.

There are four further bedrooms and two bathrooms across the first and second floors.

There are both indoor and outdoor swimming pools, with the indoor having a spacious sitting area and shower facilities.

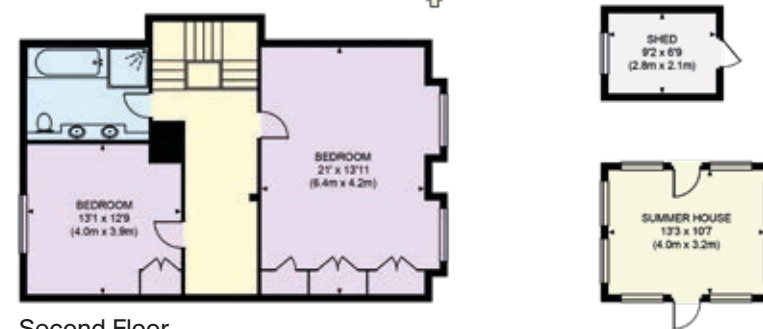
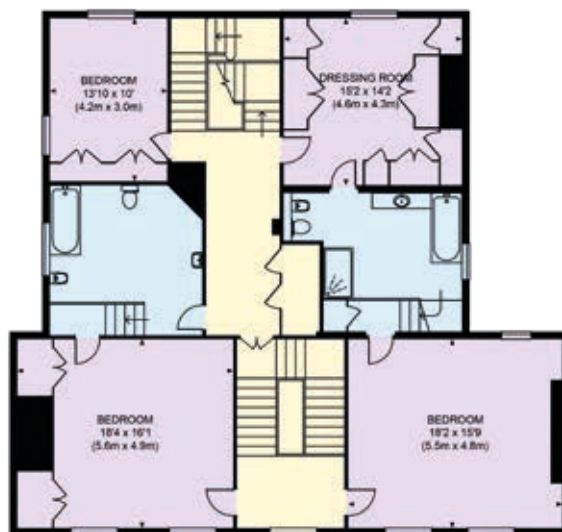
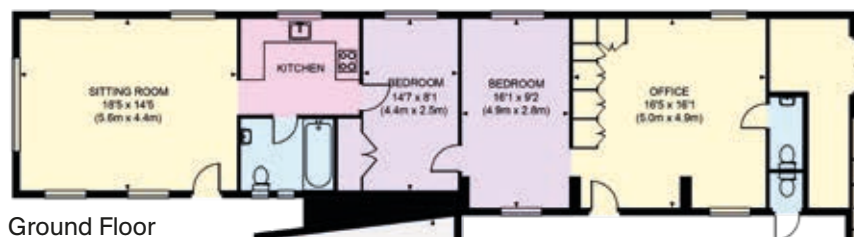
Adjacent to the indoor swimming pool is the office/annexe accommodation. This offers flexibility to suit the owner. It is currently used as a large office, two bedrooms, sitting room, kitchen and bathroom, as well as a further separate WC.

There are seven superb garages which have been used to store classic cars in the past.









Approximate Gross Internal Floor Area

8,098 sq ft / 752.3 sq m

Outbuildings: 810 sq ft / 75.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars

Gardens and grounds

The gardens and grounds are a key feature of this property having been lovingly laid out and maintained over many years.

The Manor House is approached from the lane via metal gates opening onto a spacious gravel driveway to the main forecourt. The drive continues round to the garaging to the side.

The formal gardens face South and East with meticulously tended borders and beds. There is colour throughout the year. Numerous mature shrubs and trees help to zone the garden areas. Close to the house is the heated swimming pool complete with limestone paving, a real sun trap. There is a hard surfaced tennis court which is positioned away from the house and is hidden from view with the clever planting.

The remaining land is made up of fenced paddocks both to the front and rear of the property.









Services

We are advised by our clients that the property has mains water, gas and electricity and private drainage.

Postal Address

The Manor House, Sutton Park, Sutton Green, Guildford, Surrey, GU4 7QL.

Local Authority

Woking Borough Council – 01483 755855.

Directions

From the top of the High Street in Guildford, proceed out on the A3100 signposted to London. Pass Stoke Park on the left and at the roundabout (Boxgrove Crossroads), take the second exit signed to London, Esher and Burpham. At the next roundabout in Burpham, take the 1st exit (still on the A3100). Pass Sainsbury's and continue onto Clay Lane, crossing over the A3 and turn right into Blanchards Hill (signed to Sutton Green). After approximately half a mile, turn right into Sutton Park (by the twin gate lodges) continue along the path and turn left at the first opportunity. The Manor House will be found on the left hand side.

Viewing

Viewing by appointment only.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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