



3 Old School House Perry Hill, Guildford GU3 3QZ



COLLINS
Independent Estate Agent





3 Old School House Perry Hill Guildford GU3 3QZ

£595,000

Freehold

Forming part of a converted Victorian School, in a lovely setting, this three bedroom home features a large kitchen living space with bi-folding doors to the south backing garden. There are many original features found throughout this much loved home, most notable in two of the three bedrooms which feature striking arched stone surrounded windows. Views from the upper rear windows overlook treetops across countryside to the Hogs Back.



- Extended Victorian home
- Stunning kitchen living space
- Sitting room and entrance hall
- Utility room and cloakroom
- Three bedrooms
- Family bathroom with shower and bath
- Gas central heating
- Garage and ample parking
- South backing garden
- EPC - D





The Old School House lies between Guildford and Woking in the pretty village of Worplesdon. The village has a 13th century church, two pubs and a mainline station at Worplesdon, reaching Waterloo in 35 minutes. Guildford station is approx 3 miles in distance. Worplesdon Primary school is close by and the area is famous for adjoining extensive areas of commonland.



COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

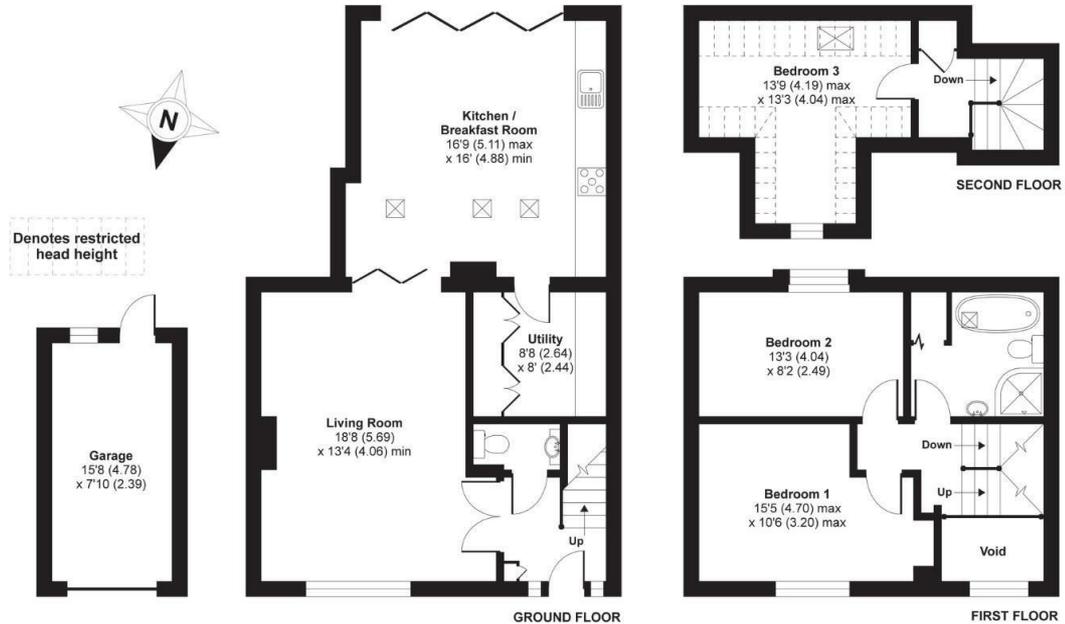
Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



Old School House, Perry Hill, Worplesdon, Guildford, GU3

APPROX. GROSS INTERNAL FLOOR AREA 1437 SQ FT 133.4 SQ METRES (EXCLUDES VOID / INCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Mark Collins Limited REF : 558376



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.