



Orchard House Rowe Lane, Pirbright, Woking, Surrey

Orchard House

Rowe Lane, Pirbright, Woking,
Surrey GU24 0LX

An immaculate period village
house set in mature gardens of
just over 1.7 acres

The nearby A3 (4 miles) for travel to London
(38 miles) and the South Coast provides a direct
link to the national motorway network.
The M25 can easily be joined at Junctions 10,
11 or 12 with access to both Heathrow (25
miles) and Gatwick (40.4 miles) airports.

Brookwood Train Station 1.9 miles
(London Waterloo 36 minutes)
Worplesdon Train Station 3 miles
(London Waterloo 34 minutes)
Woking Train station 5 miles
(London Waterloo 28 minutes).
Guildford Train Station 5.5 miles
(London Waterloo 38 minutes)

Entrance hall | Drawing room | Dining room
Sitting Room | Sun room | Study | Kitchen/
breakfast room | Wine store | Family room
Utility room | 2 cloakrooms | 5 bedrooms
4 bathrooms (3 en suite) | Triple garage
Tractor shed | Grounds of 1.7 acres
EPC Rating D

The property

Orchard House was built in about 1900 and
boasts high ceilings and light, spacious rooms
of that period. Arranged over three floors,
this handsome family house retains many
period features, including fireplaces and ceiling
cornices. The fabulous kitchen/breakfast room
is undoubtedly a striking feature of the house.
Added by the current owners, the room has a
vaulted ceiling with windows bringing lots of
natural light, a Charles Yorke kitchen fitted by
Pirbright Kitchens, under floor heating and two
sets of French doors to the terrace and gardens.

Location

Orchard House is situated in the charming
village of Pirbright, which boasts a scenic village
green with a central pond. The surrounding
countryside includes woodland, heathland
and areas of green open space, including
Pirbright Common, criss-crossed with streams
and brooks. Pirbright is a peaceful village
with a local shop and country pub situated
by the green, combining a rural setting with
excellent commuter links to London and the
neighbouring regions.

Woking is less than four miles to the east and
is a vibrant cosmopolitan town with a wealth
of history. The town offers a wide range of
shops, restaurants and recreational facilities
which include, The New Victoria Theatre, The
Ambassadors Cinema Complex, Woking Leisure
Centre and The Light Box Arts Centre.

The historic town centre of Guildford is about
five miles to the south and has a wide range of
shops, restaurants and recreational and sporting
facilities including G Live, The Electric Theatre,
The Yvonne Arnaud Theatre, Surrey Sports Park
and The Spectrum Leisure Centre.

The surrounding picturesque countryside is
ideal for walking, cycling and riding. West
Hill, Woking, Worplesdon and Chobham Golf
Courses are all within close proximity to the
property. Pirbright Tennis Club is nearby with
the renowned Woking Lawn Tennis and Croquet
Club conveniently located in Hook Heath.
Several equestrian facilities are available and
include the Stanley Hill Equestrian Centre.

The Pirbright area is renowned for its excellent
range of both state and independent schools
and include; Pirbright Village Primary School,
Winston Churchill School, Hoe Bridge School,
Gordons, The Royal Grammar School, Guildford
High and Tornead.



Outside

The house is approached via a gravel driveway, with a turning circle and plenty of parking space. A timber framed triple garage offers further parking and storage. A large, paved terrace leads on to sunny lawns of 1.7 acres, planted with mature trees and shrubs.

General

Services: Mains gas, electricity, water and drainage.

Local Authority: Guildford Borough Council.
Tel: 01483 505050

Council Tax: Band H. Council tax for 2015/2016 £ 3253.90





Floorplans
Main House internal area 5,029 sq ft (467 sq m)
Garage internal area 533 sq ft (50 sq m)
Tractor Shed internal area 48 sq ft (4 sq m)
 For identification purposes only.



Directions

From Guildford High St with Strutt and Parker on the left, continue forward bearing right after the lights (A320). Turn left at the cross roads onto York Rd. Take the 2nd exit at the roundabout (Woodbridge Rd). Turn left at the lights (A25). Take the 3rd exit at the roundabout (A322) and continue forward at the crossroads (A322). Take the 2nd exit at the roundabout (A322), then the 1st exit at the roundabout (A322) and the 2nd exit at the roundabout (A322). Take the 1st exit at the Fox Corner roundabout. Continue forward for about 0.5 miles. Turn right onto Rowe Lane doubling back on yourself and Orchard House is the last house on the road.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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