



The East Wing

Normandy Park, Pirbright Road

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning home comprising a substantial wing of a fine country house, in a private rural setting

An imposing residence with appealing period architecture and interiors which showcase a plethora of charming and characterful design details. This substantial property offers versatility and classic comfort with an outlook over parkland grounds and easy access to a wealth of local amenities.



5 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



EXTENSIVE



2.2 ACRES



FREEHOLD



RURAL



5,044 SQ FT



**GUIDE PRICE
£1,650,000**



The property

With a stately façade, The East Wing is a handsome property with structural features including high pitched gable roofs, ornate gable trims, a columned entrance portal, lofty windows, decorative stained glass and distinctive chimney stacks. The extensive accommodation flows from a richly panelled reception hallway and is arranged over three light-filled floors. Embellished arched apertures provide connections to reception areas, which comprise an elegant drawing room with bay recess; a formal dining room, with vast lantern skylight; a versatile-use library and an adjacent office. A first floor snug/TV room offers an enchanting alternative space for downtime which features a vaulted ceiling with exposed rafters.

Fitted with modern cabinetry, topped with stone work surfaces, the kitchen has an island unit with Belfast sink and there is ample capacity for informal dining in the adjoining breakfast area zoned beside French doors to the garden. Ancillary space is provided by a utility room, with a second utility area combined with a boot room facility which provides a spot to cast-off and store outdoor wear.

The bedroom accommodation is situated on the two upper levels, with the first floor providing three bedrooms and a stylish family bathroom with vintage-inspired fittings. The principal bedroom benefits from en suite facilities, while three additional bedrooms are located on the top floor, offering a private setting and served by a second beautifully appointed family bathroom.











Outside

The property is approached via a length of private rural roadway which extends to an area of hardstand and to the detached, timber-clad outbuilding. This comprehensive building houses garaging for sheltered parking; stable/gym, a workshop and adjacent cloakroom, as well as storage which is also provided on a level above. With a wooded backdrop, the grounds at The East Wing are mainly laid to swathes of lawn interspersed with mature and specimen trees. A paved terrace adjoins the house offering opportunities for outdoor dining, entertaining and relaxation, whilst enjoying the south-easterly aspect in this tranquil rural haven.

Location

The property is situated on the south-west fringes of the village of Normandy where local amenities include a village shop and café, a medical centre and a village hall which hosts events and activities. The surrounding landscape provides the ideal terrain for walking, running, cycling and horse-riding,

whilst sports and leisure activities in the village including football, cricket, tennis, bowls and archery. Nearby Farnham offers a good range of services, whilst Guildford provides comprehensive shopping, recreational and cultural facilities including The Surrey Sports Park, G Live and the Yvonne Arnaud Theatre. Both the A31 and the A3 are easily accessible, giving access into London, to the M25, the airports and the South Coast. Railway services can be accessed at nearby Wanborough, with Guildford main line station providing a fast service to London Waterloo. There is an excellent range of well-regarded state and independent schooling in the vicinity.



Distances

- Normandy 0.9 mile
- Guildford 7 miles
- Farnham 7.4 miles
- Windsor 20 miles
- London Heathrow Airport 22 miles
- Central London 36 miles

Nearby Stations

- Ash railway station
- Wanborough railway station
- Ash Vale railway station
- Guildford railway station

Key Locations

- Alpine Snowsports Aldershot
- Guildford Castle
- Guildford Cathedral
- Puttenham Golf Club
- Loseley Park
- Watts Gallery - Artists' Village
- Puttenham Common

Nearby Schools

- Normandy Village School
- Ash Grange Nursery & Primary School
- Charterhouse
- Prior's Field
- St. Catherine's
- Aldro
- St. Hilary's School
- Guildford High School





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

House internal area 5,044 sq ft (469 sq m)
 Garage internal area 439 sq ft (41 sq m)
 Outbuilding internal area 874 sq ft (81 sq m)
 Total internal area 6,357 sq ft (591 sq m)
 For identification purposes only.

Directions

GU3 2AL

///What3words: latched.tablets.finishers - brings you to the driveway

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, gas, electricity and drainage.

Council Tax: Band G

EPC Rating: D

Mobile coverage/broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

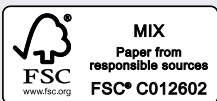
Guildford

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