

# 4 Polsted Manor

Polsted Lane Compton Guildford Surrey GU3 1JE



EMERY & ORCHARD  
ESTATE AGENTS



A well appointed and spacious 2/3 bedroom first floor apartment with fabulous views sympathetically converted from an impressive former Victorian Manor House set in beautifully maintained communal gardens and grounds approaching 2 acres

**Guide Price: £545,000**  
**Leasehold**

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Communal Entrance Hall ♦ 19ft x 16ft Sitting Room ♦ Dining Room/Bedroom Three ♦ Kitchen/Breakfast Room  
♦ Master Bedroom with En-Suite Shower Room ♦ Guest Bedroom ♦ Bathroom ♦ Garage ♦ Communal Storage Cellar  
♦ Outbuildings ♦ Communal Gardens of Approx. 1.75 Acres

**DESCRIPTION:** Polsted Manor is believed to have been originally built in the early 1800s when it formed part of the Loseley Estate. In 1949 the estate sold the property and in 1984 it was sympathetically converted into five luxury apartments. Number 4 is located on the first floor and enjoys spectacular views from all its principle rooms over the communal grounds and countryside beyond. The present owners bought the property in 2005 and have in recent years made a number of significant improvements with works that have included the installation of a new kitchen, bathroom and shower room. Internally, the apartment has a great deal of charm and character benefiting from bright, spacious and adaptable accommodation presented in excellent decorative order throughout. On the ground floor there is an impressive communal entrance hall with staircase leading to the first floor. A front door then opens into the apartment and reveals a large reception hall. The accommodation which is approximately 1150 sq ft then includes a magnificent 19ft x 16ft double aspect sitting room with open fireplace and adjoining dining room, a fitted kitchen/breakfast room as well as a Master bedroom with en-suite shower room, guest bedroom and bathroom. The apartment also benefits from double glazed windows and gas fired central heating (LPG). The communal gardens and grounds of Polsted Manor are a particular feature of the property extending to approximately 1.75 acres and maintained to a high standard with many mature specimen shrubs and trees. The apartment also enjoys the use of a communal cellar as well as a workshop and shed. A wide gravelled driveway provides residents and visitors parking. There is also additional parking to the rear of the house and a private garage located in a nearby block. The property is likely to appeal to purchasers seeking a character property in a semi rural setting that is still within easy reach of main transport links including the A3 and main line stations to London.

**SITUATION:** Polsted Manor occupies an enviable setting on the outskirts of the pretty Surrey village of Compton being surrounded by open countryside much of which is owned by the nearby Loseley Estate. Compton is a small village in the Guildford district of Surrey, situated between Godalming and Guildford being close to the A3 and crossed by the North Downs Way. The village has many fine period properties as well as containing the Watts Mortuary Chapel, built to the memory of Symbolist painter George Frederic Watts, a resident of the village and Watts Gallery and Tea Room. Godalming's town centre lies approximately 3 miles away and provides a comprehensive range of shops and supermarkets, as well as a wide choice of public houses and restaurants. For the commuter, Farncombe main line station is only 2 miles from the property and provides a frequent service to Waterloo in approximately 45 minutes whilst, as an alternative, access to the A3 is available nearby providing road communication to London and the south coast, as well as giving access to both Heathrow and Gatwick Airports via the M25 and M23 motorways. Schools in both the state and private sector are available in the surrounding area while sporting, leisure and recreation facilities are well catered for at the nearby Godalming Leisure Centre located at Broadwater Park where the facilities include a driving range and golf course, gymnasium and tennis courts, together with a swimming pool. For the walking enthusiast there are many areas of outstanding natural beauty in the surrounding district, there being much common and heath land owned or managed by The National Trust. Guildford Town Centre is also easily accessible and provides a more comprehensive range of facilities.

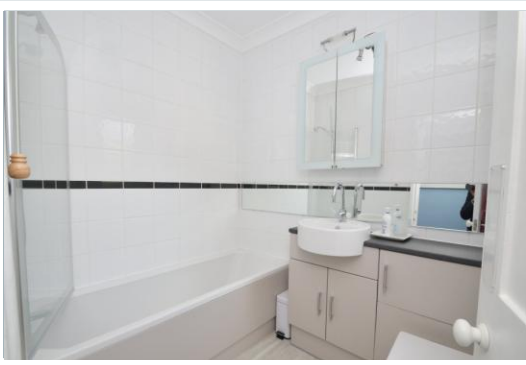
**Directions:** From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the right hand exit on the A3100 (Meadow). Continue along Meadow passing Broadwater Lake on your left hand side and when you reach the roundabout turn left into New Pond Road. Continue along this road for approximately 2 miles. Upon entering Compton village take the first turning on your right into Withies Lane. Continue to the T junction and turn right into Polsted Lane. Polsted Manor will then be found as the first driveway on your left hand side.

**Note:** These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.





Farncombe Main Line Station – 2.1 miles (Waterloo approx 45/50 mins) Guildford Main Line Station – 4.6 miles (Waterloo approx. 36 mins)  
 minsGodalming – 3.7 miles Guildford – 5.3 miles  
 Farnham – 9.9 miles Haslemere – 12.7 miles Gatwick – 27.7 miles Heathrow – 26.4 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	59-68		
E	49-54		
F	39-48		
G	21-38		
Not energy efficient - higher running costs			
		55	76
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-100		
B	81-91		
C	69-80		
D	59-68		
E	49-54		
F	39-48		
G	21-38		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	85
England & Wales		EU Directive 2002/91/EC	

## Polsted Manor, Compton

Approximate Gross Internal Area  
 107.7 sq m / 1159 sq ft  
 Garage = 14 sq m / 151 sq ft  
 Total = 121.7 sq m / 1310 sq ft

