

Welldiggers

New Pond Road Compton Guildford Surrey GU3 1HU



EMERY & ORCHARD
ESTATE AGENTS



A delightful Victorian three bedroom semi detached character cottage set in gardens of just over a third of an acre with double garage and lovely views over surrounding countryside located within easy reach of the A3 and main line station.

Price: Guide £635,000
Freehold

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Entrance Hall ♦ Sitting Room with Open Fireplace ♦ Dining Room ♦ Study ♦ Kitchen ♦ Cloakroom
♦ Three Bedrooms ♦ Bathroom ♦ Detached Double Garage ♦ 1/3 Acre Garden

DESCRIPTION Welldiggers is an attractive three bedroom Victorian semi detached cottage believed to have been originally built around 1850 having painted rendered elevations under a pitched tiled roof. Internally the property has a great deal of charm and character having spacious and adaptable accommodation with all the principle rooms enjoying a delightful outlook over adjoining farmland. On the ground floor the accommodation includes a large entrance hall, sitting room with open fireplace, dining room, study, kitchen and cloakroom whilst on the first floor there are three good sized bedrooms and bathroom. The house also benefits from gas central heating and many replacement sealed unit double glazed windows. Outside a shared driveway leads to a gravelled parking area with ample space for several cars and detached double garage. The gardens and grounds of Welldiggers are a particular feature of the property extending in total to just over a third of an acre. Directly adjoining the property there is a sun terrace leading onto a formal level lawn with deep well stocked flower and shrub borders. Beyond the drive and garage there is a further more extensive lawn screened by mature shrub and trees and with lovely views over adjoining farmland. The property is likely to appeal to purchasers seeking a character property in a convenient location being within easy reach of the A3 and main line station.

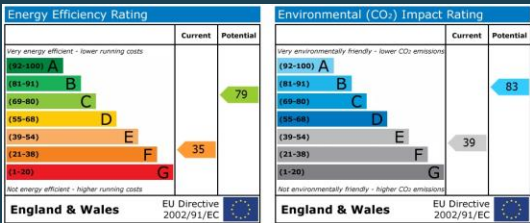
SITUATION Welldiggers is set on the outskirts of the pretty Surrey village of Compton being surrounded by open countryside much of which is owned by the nearby Loseley Estate. Compton is a small village in the Guildford district of Surrey, situated between Godalming and Guildford being close to the A3 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 (Meadrow). 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 Welldiggers will be found immediately after the first set of 30 mph signs on the 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.

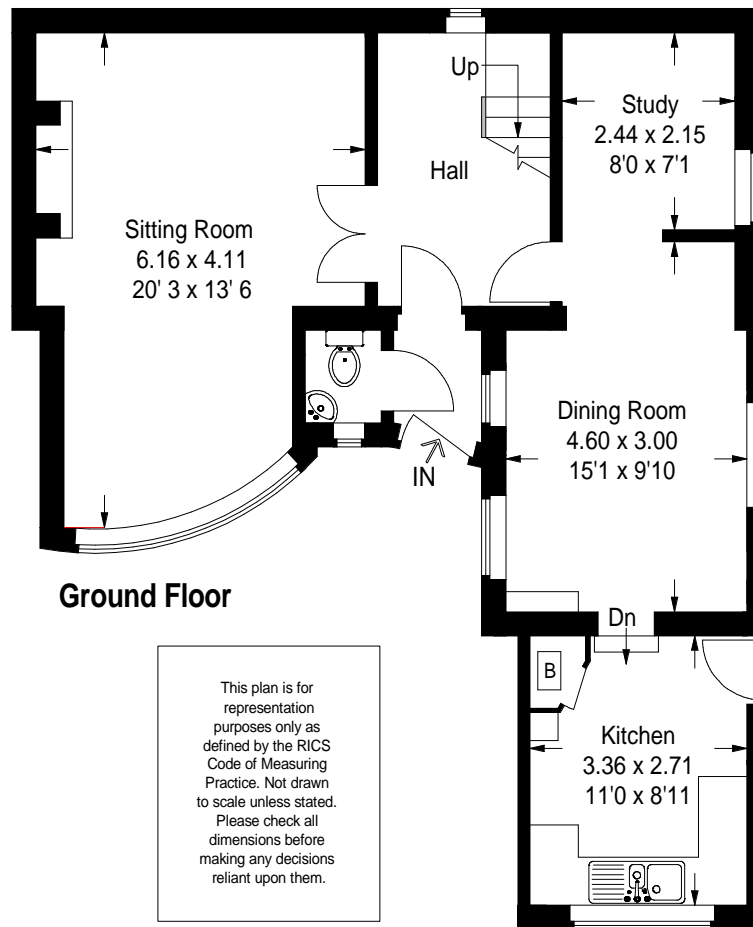


Farncombe Main Line Station – 1.5 miles (Waterloo approx 45/50 mins) Godalming – 2.2 miles Guildford – 3.9 miles
 Farnham – 10.5 miles Haslemere – 11.7 miles Gatwick – 26 miles Heathrow – 24 miles
 A3 – 1.1 miles M25 – 12.9 miles M3 – 14.3 miles



New Pond Road, Compton

Approximate Gross Internal Area
 Ground Floor :- 62 sq m / 667 sq ft
 First Floor :- 41 sq m / 441 sq ft
 Garage :- 33 sq m / 355 sq ft
 Total (excluding garage) :- 103 sq m / 1109 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.

