

# 5 Bowling Green

Compton Guildford Surrey GU3 1JT



EMERY & ORCHARD  
ESTATE AGENTS



A superbly appointed and stylish four bedroom house with three bathrooms and south westerly facing garden occupying a delightful position overlooking the green and within easy reach of both Guildford and Godalming.

**Guide Price: £650,000**  
**Freehold**

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Entrance Hall ♦ Cloakroom ♦ Superb Open Plan Living/Dining Room ♦ Family Room/Study ♦ Stylish Fitted Kitchen ♦ Useful Utility Room  
♦ Four Bedrooms ♦ Family Bathroom & Two En-Suite Shower Rooms ♦ Double Glazing ♦ Under Floor Heating ♦ Driveway  
♦ Attractive South Westerly Facing Garden ♦ Balance Of NHBC Warranty

**DESCRIPTION:** Number 5 Bowling Green is a most attractive four bedroom family home occupying a great location overlooking the green in the popular village of Compton and having easy access to both Guildford and Godalming centres. The house forms part of an exclusive development of just five houses built to a high standard and specification by Lacey Simmons in 2009. The present owners have gone on to further improve the accommodation with the addition of a superb single storey extension creating a fabulous open plan living room with high vaulted ceiling and a useful utility room. The accommodation, which is arranged over three floors, has been well planned and comprises on the ground floor an entrance hall, cloakroom, family room, superb open plan lounge/dining room with bi-fold doors leading onto the garden, a stylish fitted kitchen and useful utility room. On the first floor there are three bedrooms, one with en-suite shower room and a family bathroom. On the second floor is the master bedroom with en-suite shower room and large built in wardrobe. The house also benefits from double glazing and under floor heating. Outside, a driveway provides off road parking for several vehicles whilst the rear garden has been attractively arranged and enjoys a south westerly aspect. Internal inspection is highly recommended.

**SITUATION:** 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 recreational 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 and upon entering Compton village pass the village green on your right and turn immediately right by the green into Spiceall and Bowling Green will be found after a short distance on the left.

**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 – 2.0 miles (Waterloo approx 45/50 mins) Godalming – 3.6 miles Guildford – 4.4 miles  
 Farnham – 9.0 miles Haslemere – 11.7 miles Gatwick – 27.6 miles Heathrow – 25.6 miles  
 A3 – 0.5 miles M25 – 12.6 miles M3 – 13.2 miles

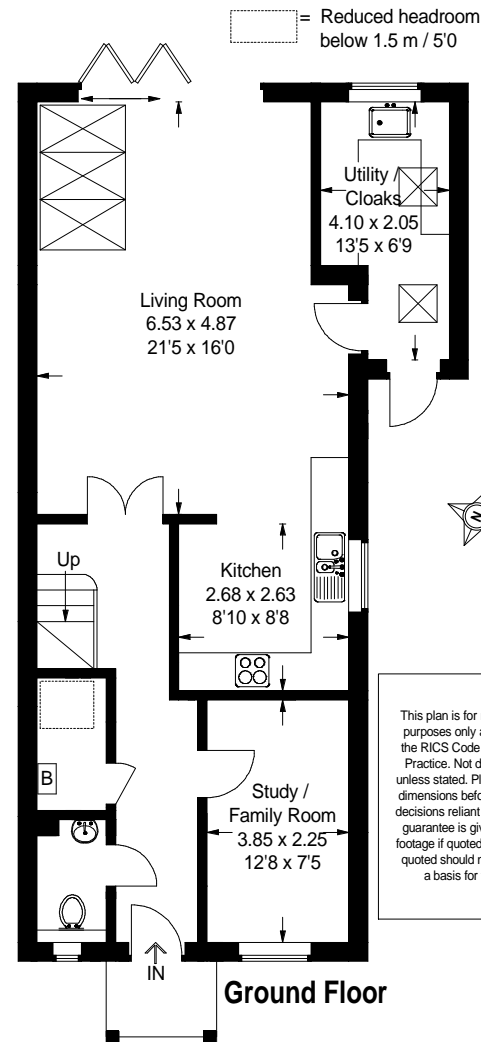




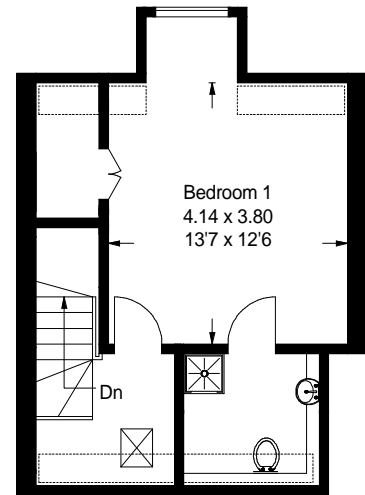
| Energy Efficiency Rating   |           | Environmental (CO <sub>2</sub> ) Impact Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
|  |           |  |           |
| Very energy efficient - lower running costs<br>A (92-100)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20) |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>A (92-100)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20) |           |
| Not energy efficient - higher running costs<br>EU Directive 2002/91/EC   |           | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>EU Directive 2002/91/EC   |           |
| England & Wales  |           | England & Wales  |           |

## Bowling Green, Compton

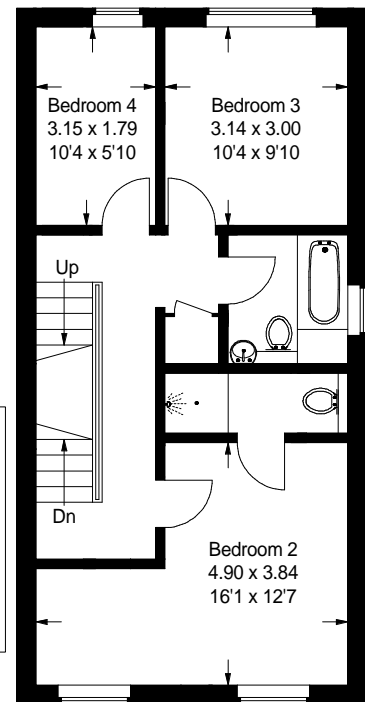
Approximate Gross Internal Area  
 Ground Floor = 73.6 sq m / 792 sq ft  
 First Floor = 51.7 sq m / 556 sq ft  
 Second Floor = 32.2 sq m / 347 sq ft  
 Total = 157.5 sq m / 1695 sq ft



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. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Second Floor



First Floor