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The Old Forge, The Street

| Compton | Guildford | Surrey | GU3 1EG





Village views from the paddock

The Old Forge, The Street, Compton, Guildford, Surrey, GU3 1EG

Freehold

- Guildford 3.3 miles
- Farncombe mainline train station 2.3 miles
- A3 0.8 miles
- Godalming 3.7 miles
- Farnham 8.3 miles

This charming character property has 16th century origins and has undergone significant and sympathetic extensions over the past 150 years, more recently the current owners extending the ground floor as well as creating annexed living accommodation.

DESCRIPTION

The Old Forge retains many original character features positively contrasted by the luxury kitchen, garden room and annexed accommodation. The front door opens to a beamed dining room with access to two further reception rooms, towards the rear the modern shaker kitchen leads to the garden room, dual aspect bi-fold doors lead to the 200ft garden. Upstairs, the main bedroom is of generous proportions with vaulted ceiling and accompanied by three further bedrooms and a bathroom. The living accommodation extends to a total of 1,700 sq. ft, spread across two floors. Outside, the property is approached by a driveway for several cars. The private garden extends to over 200ft comprising a formal garden with a paved terrace giving access to the gym and annexe, To the rear of the property is a 1.5 acre field with separate access to The Street.



Main house comprising:

- Dual aspect garden room with a far reaching outlook
- Kitchen / breakfast room
- Utility room
- Dining room with inglenook fireplace
- Family room
- Study
- Downstairs cloakroom
- Vaulted master bedroom
- Three further bedrooms
- Family bathroom
- Gas fired central heating

External and outbuildings:

- Detached one bedroom annexe with kitchen and shower room
- Gym, potting shed
- Driveway for several cars
- 200ft garden
- 1.5 acre paddock
- Located in an area of outstanding beauty
- Far reaching views





LOCATION

Compton village adjoins open farmland and is surrounded by the Surrey Hills, an Area of Outstanding Natural Beauty.

The A3 provides the principal north/south route for London and the south coast and connects with the M25, giving access for Heathrow and Gatwick airports. Farncombe train station is a short drive and provides a frequent main line rail connection to London or alternatively Guildford has services to the city in 40 minutes.

The attractive country town of Godalming provides a very good range of shopping for daily needs and Guildford offers a more comprehensive range of shopping, leisure and cultural amenities.

DIRECTIONS

From the A3 at Puttenham take the B3000 in a northerly direction, continuing for 0.3 of a mile, at the roundabout, take the first exit into The Street. Continue down the hill and the property will be found on the left hand side.

COUNCIL TAX

Guildord Borough Council - Tax Band F

SERVICES

Mains electricity, water and drainage.
Gas central heating.



Annexe shower room



The Street, Compton, Guildford, GU3

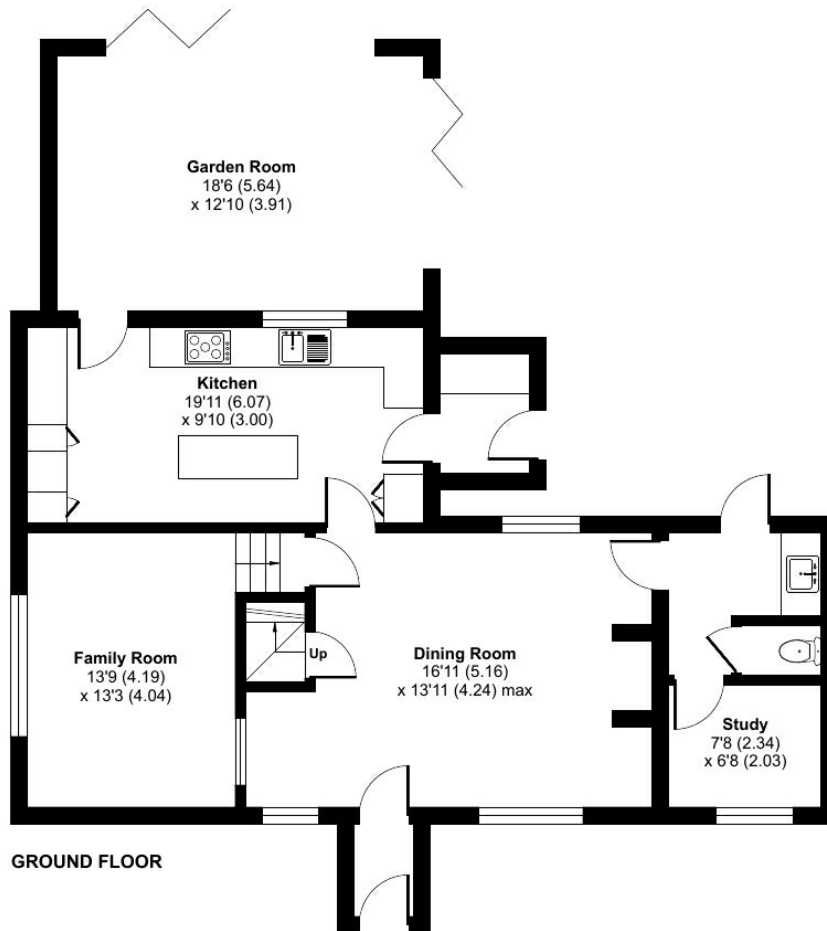
Approximate Area = 1703 sq ft / 158.2 sq m

Annexe = 293 sq ft / 27.2 sq m

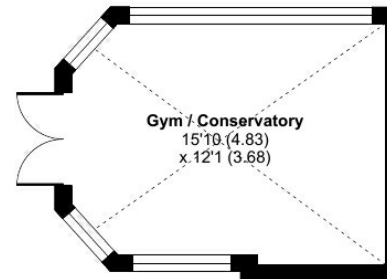
Outbuilding = 182 sq ft / 16.9 sq m

Total = 2178 sq ft / 202.3 sq m

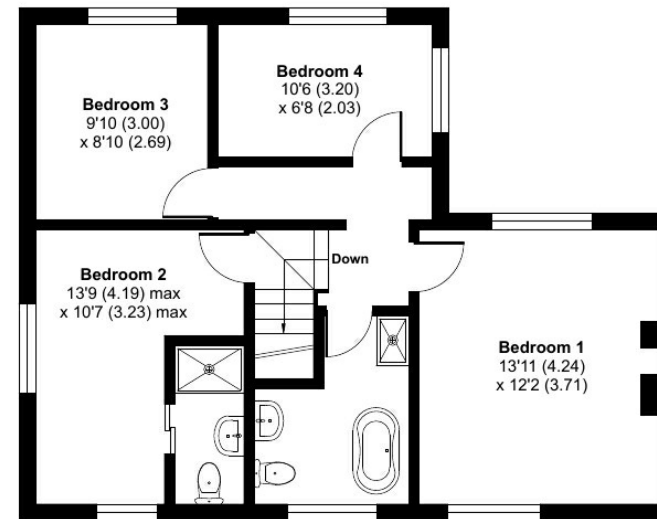
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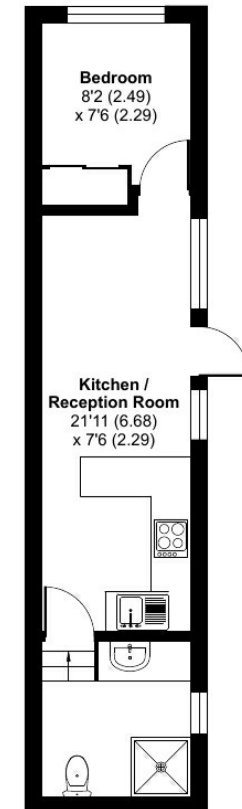
GROUND FLOOR



OUTBUILDING



FIRST FLOOR



ANNEXE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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