

# 2 New Inn Cottages, The Common | £340,000

Dunsfold | Godalming | Surrey | GU8 4LL

warren  
powell-richards



## 2 New Inn Cottages, The Common

Dunsfold, Godalming, Surrey, GU8 4LL

£340,000 Freehold

- Godalming town centre 6.3 miles
- Godalming mainline train station 6.6 miles
- Cranleigh town centre 4.6 miles
- A3 7.5 miles
- M25 21 miles

### Very Attractive 18th Century Grade II Listed Cottage Over Looking Green

- Sitting room with Inglenook fireplace
- Kitchen/breakfast room
- Bathroom with shower over bath
- Two double bedrooms
- Front garden overlooking the green
- Parking space
- Level rear garden with child's play area

#### DESCRIPTION

An opportunity to purchase this very attractive 18th century Grade II Listed cottage that has been significantly improved by the current owner. On the ground floor is an entrance lobby, which provides a useful storage space. A door then leads into the sitting room with an impressive Inglenook fireplace and beamed ceiling. The kitchen has been refitted and includes an integrated Smeg electric oven and hob, as well as space for a dishwasher and washing machine. Alongside the kitchen is a dining room area, with space for a fridge/freezer. The bathroom has also been refitted and includes a shower over the bath. On the first floor are two double bedrooms, both with built in wardrobes. The property has a good size front garden that is mainly laid to lawn, and has an outlook to the front over the green. The rear garden has a south westerly aspect, and includes a paved terrace to the rear of the house, with an adjoining lawned area. At the end of the garden is an enclosed child's play area, which will appeal to the younger members of the family.



## LOCATION

Occupying a favoured & convenient village location on the common, which is a level walk of the centre of this sought after West Surrey village. Dunsfold has a useful general store/post office, the Sun Inn, Church & cricket green. The area is surrounded by miles of green belt woods & farmland, ideal for walking & riding. The larger villages & towns of Godalming, Cranleigh & the county town of Guildford are all within easy reach, whilst the nearby village of Chiddingfold provides a number of local shops, two Public Houses and St Marys Church near the attractive village green. There are mainline stations located at Godalming, Guildford & Farncombe which all provide a service to Waterloo.

## DIRECTIONS

Proceed out of Godalming along the Brighton Road. Continue through the village of Hascombe, and after 1.7 miles turn right on to the Dunsfold Common Road. Continue towards Dunsfold, and after 0.9 miles, turn right which is the private road that serves 2 New Inn Cottages as well as a number of neighbouring properties.

## COUNCIL TAX

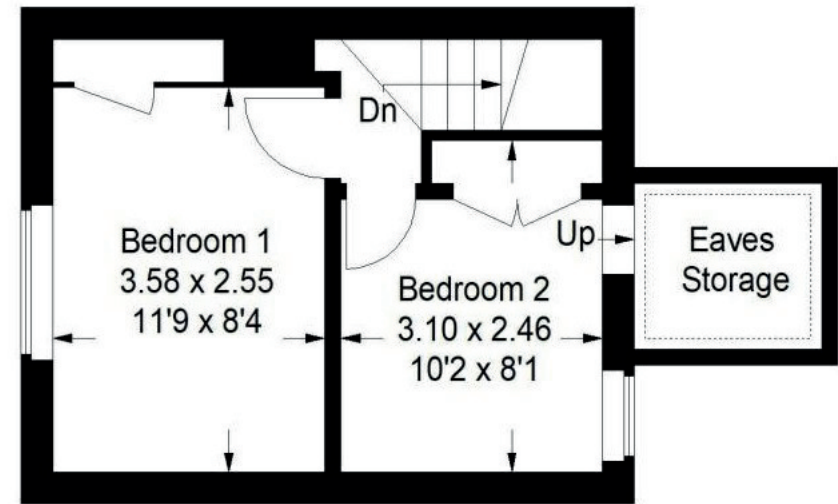
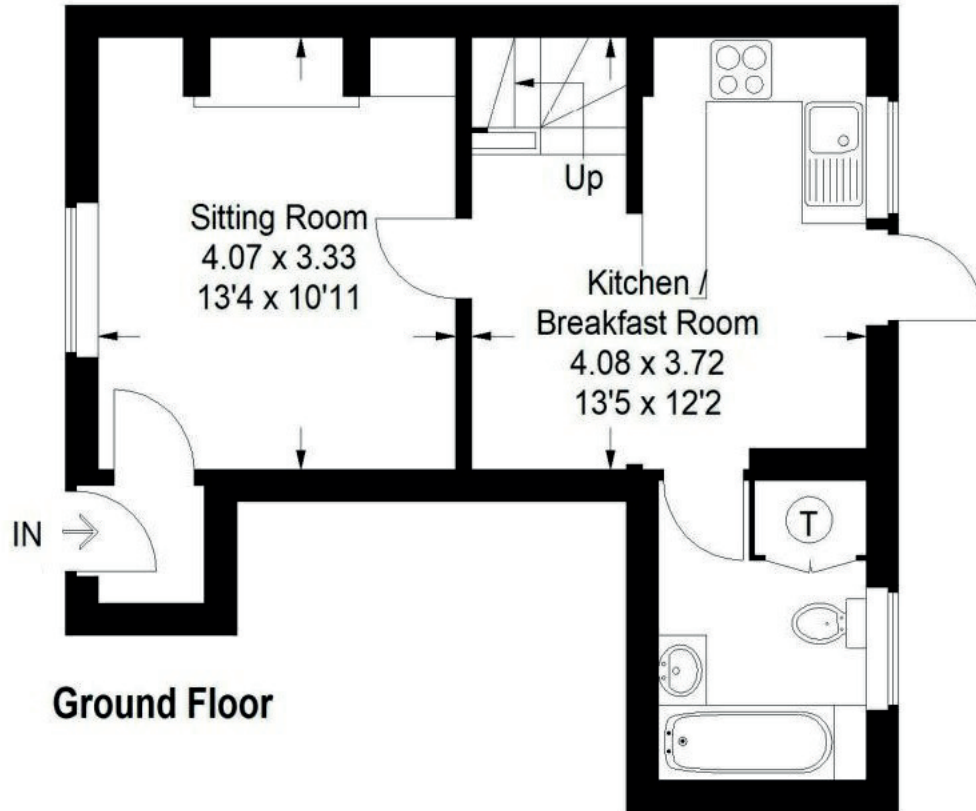
Waverley Borough Council. Council Tax Band C (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

Electric heating and mains drainage



Approximate Gross Internal Area  
 Ground Floor = 36.4 sq m / 392 sq ft  
 First Floor (Excluding Eaves Storage)  
 = 20.9 sq m / 225 sq ft  
 Total = 57.3 sq m / 617 sq ft



= Reduced headroom below 1.5 m / 5'0



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.

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

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