



Puttocks Cottages Withies Lane, GU3 1JB



COLLINS
Independent Estate Agent





Puttocks Cottages Withies Lane GU3 1JB

£625,000

Freehold

A rare opportunity to purchase a pair of Victorian cottages in this very special location in the pretty Surrey village of Compton. The properties are in single ownership and have been modified to be joined as one dwelling pre 2000. Extensive further alterations are possible, subject to consents, to maximise the space which comes in at over 1800 square feet, combined. Mains services are connected and the property sits within a conservation area.

Currently the accommodation is arranged as four reception rooms and four bedrooms with a recent shower room and bathroom on the first floors and a utility/cloakroom to the ground floor. The kitchen is refitted and a very good size acting as the hub of the home where access is found between the two dwellings. Both lofts have been converted to loft rooms with Velux windows and separate staircases from each property. In addition there are also two separate staircases to the main house independently accessing both first floors. Outside the garden is delightful with years of planting in extensive beds and areas of lawn and patios. The garden is fully enclosed and very private backing onto a culvert. There is parking in front of the property and additional parking along the lane. Ownership of this land will need to be determined by the buyers legal representatives.

- Renovators dream
- Pretty country lane
- Close to The Withies Inn
- Close to A3 and A31 access
- Over 1800 square feet
- Potential to remodel
- Council Tax - TBC
- EPC - E





Puttocks Cottages is situated about 4 miles from Guildford town centre and the mainline station. Closer by stations can be found at Shalford and Godalming both under 3 miles. Easy access to the A3 is close by as is the A31, thus being very convenient for the motorway network. A few hundred yards down the lane can be found the locally famous Withies Inn. The property fronts private woodland and the general area is surrounded by Loseley Estate land.



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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



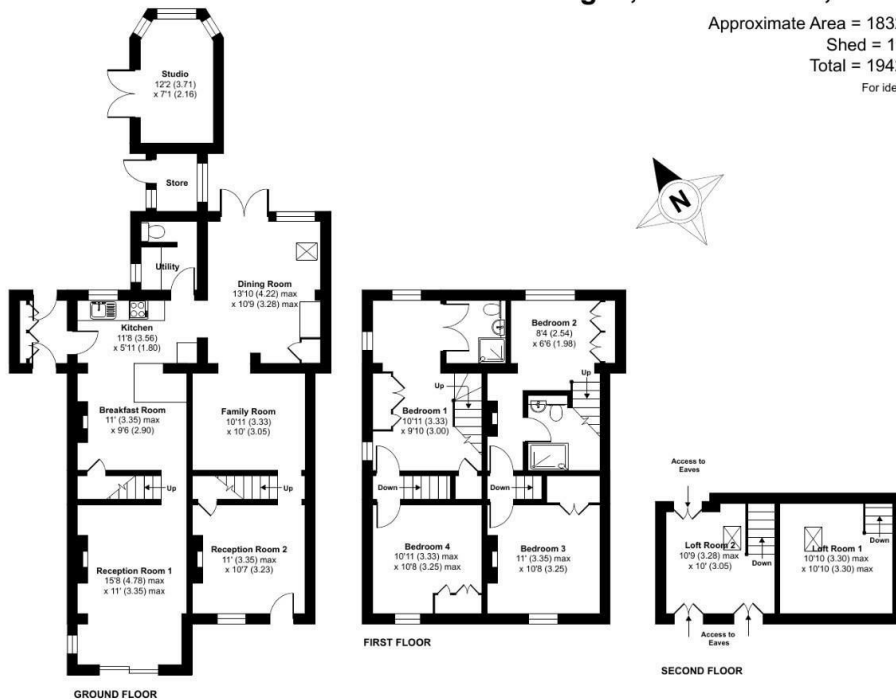
Puttocks Cottages, Withies Lane, Compton, GU3

Approximate Area = 1832 sq ft / 170.2 sq m

Shed = 110 sq ft / 10.2 sq m

Total = 1942 sq ft / 180.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Mark Collins (Guildford) Limited. REF: 886265



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