



107 The Street, Guildford GU3 1AT



COLLINS
Independent Estate Agent





107 The Street Guildford GU3 1AT

£500,000

Freehold

A classic village house in the sought after village of Puttenham on the southern chalky slopes of the North Downs. The property is situated on this idyllic street of many period homes with Saxon Church and a great local village pub at "The Good Intent". Puttenham is surrounded by Surrey countryside and on the route of the Pilgrims Way which can be found a few hundred yards away. The property comes to the market needing modernisation and has obvious potential for a rear extension and loft conversion, that adjoining homes have completed. The property is vacant with a modernised kitchen, two reception rooms and two bedrooms with a large bathroom on the first floor. In addition there is a cloakroom of the kitchen and two walk in cupboards. Outside the good sized well kept garden is elevated and southerly facing with parking to the rear and a garage accessed via a lane that allows a right of way. Views from the garden are delightful backing onto a paddock and fields.



- End of terraced cottage
- In need of refurbishment
- Vacant possession, no chain
- Two bedrooms and two receptions
- Extension and loft potential
- Parking and a garage to rear
- Rural views
- Gas central heating to radiators
- All mains services connected
- Current EPC - E





Puttenham is south of the A31 which runs between Guildford and Farnham along the spine of the Hog's Back. Villages nearby include Wanborough, Shackleford and Compton. The village has a local pub, Saxon Church and Golf Club. The village is served by a very good school (Puttenham C of E Infants School) and is 4.8 miles to Guildford. The village is surrounded by beautiful countryside and perfect for anyone wanting the Surrey village lifestyle.



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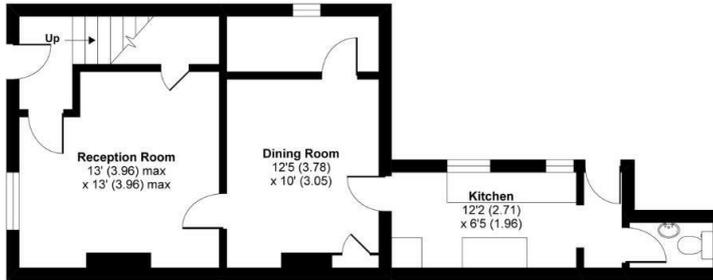
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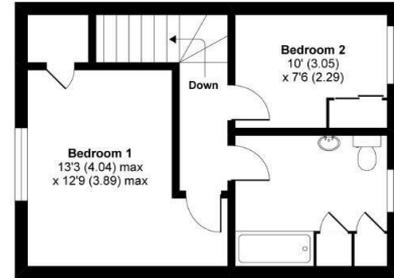
The Street, Puttenham, Guildford, GU3

Approximate Area = 907 sq ft / 84.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 641242.



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