



2 Frys Cross Cottages, Knightons Lane, Dunsfold, Surrey, GU8 4NS

CLARKE



GAMMON



## 2 FRY'S CROSS COTTAGES, KNIGHTONS LANE, DUNSFOLD, SURREY, GU8 4NS

This delightful period home dates back to the mid-1600's with later additions and offers well-proportioned and beautifully presented accommodation throughout, which has been carefully updated in recent years. It retains a huge amount of original character features, which is to be expected from a property of its age, such as exposed timber beams, open brick fireplace, stripped wood flooring and traditional cast iron radiators. Complimented by the beautiful southerly-facing gardens, which are a real feature with well-stocked borders and backing directly onto fields. The property is located in a semi-rural countryside setting in the lovely Surrey village of Dunsfold and close by to either Cranleigh and Godalming for wider amenities.

Accommodation comprises: entrance hall; cloakroom; sitting room with exposed brick open fireplace; inner hall with under stair storage cupboard and wood flooring; dining room with wood flooring and a door opening to the garden; kitchen fitted with a traditional range of farmhouse-style units, granite worktops and butler sink, integrated Neff appliances to include dishwasher, washing machine and dryer plus under counter fridge and freezer, stone tiled flooring and a stable door opening onto the garden. Upstairs, there are three bedrooms, each with a lovely outlook and a shower room comprising basin, WC and heated towel rail.

The southerly-facing landscaped gardens are mostly laid to lawn with paved terraces, well-stocked flower/shrub borders and a hedged perimeter providing a good degree of seclusion. In addition, there is a vegetable garden with picket fence perimeter, log store and large timber workshop with storage rooms. There is a gated gravelled parking area providing off-road parking for a number of vehicles.

Note: The property is Leasehold with approx. 600 years remaining with a peppercorn ground rent of £0.67 per annum.

- **QUINTESSENTIAL CHARACTER COTTAGE**
- **TWO RECEPTION ROOMS**
- **ATTRACTIVE ENGLISH COUNTRY GARDEN**
- **WORKSHOP**
- **SURROUNDED BY COUNTRYSIDE**
- **THREE BEDROOMS**
- **PERIOD FEATURES THROUGHOUT**
- **GATED PARKING AREA**
- **PRETTY SEMI-RURAL SETTING**
- **EPC: F**

### **CG GUILDFORD**

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Local Authority:** Waverley Borough Council

**Services:** Mains electricity and water supply. LPG (Liquefied Petroleum Gas). No mains drainage.

















## SITUATION


Dunsfold is a pretty semi-rural village with an attractive village green situated approx. ten miles South of Guildford, offering miles of walking, cycling and riding country. Amenities include a multi-purpose village shop incorporating a post office, The Sun Inn pub and Dunsfold Park and Aerodrome. The nearest railway station is less than five miles away in Witley, which runs between Guildford and the South Coast via Godalming. More comprehensive facilities being found in Cranleigh, Godalming and Guildford, approx. 8 miles distant, offering a range of shopping, social, recreational and educational facilities including a number of good schools.





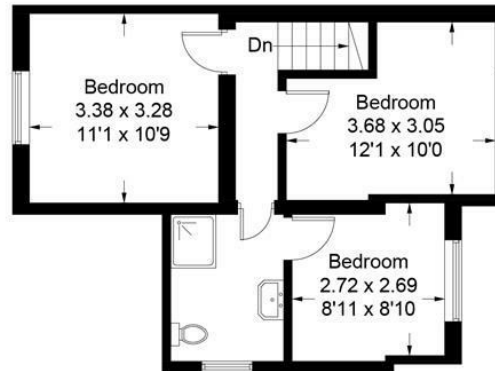
## DIRECTIONS


POST CODE: GU8 4NS. Leave Guildford town centre on the A281 Horsham Road, continuing for approx. 6.8 miles passing through Bramley village and Palmers Cross thereafter. Turn right onto the B2130 Barrihurst Lane, taking a sharp right onto Dunsfold Road and stay on this road for a couple of miles, which then becomes Dunsfold Common Road passing through the picturesque village green. Turn left onto Knightons Lane, continuing for approx. 0.7 miles where Frys Cross Cottages can be found on the left-hand side next to Rams Lane.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Approximate Gross Internal Area = 93 sq m / 1001 sq ft  
Store = 28.2 sq m / 303 sq ft  
Total = 121.2 sq m / 1304 sq ft

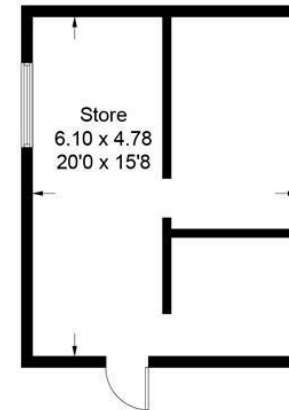


 = Reduced headroom below 1.5m / 5'0

**First Floor**



**Ground Floor**



**Store**

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID580349)

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**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

