



The Coach House, Compton, Guildford, Surrey

The Coach House

MONKSHATCH, COMPTON, GUILDFORD SURREY GU3 1DL

An impressive FOUR BEDROOM family home located in an ENVIABLE SECLUDED POSITION on a private estate with the benefit of EXTENSIVE GROUNDS AND A TWO ACRE PADDOCK with stabling.

This is an attractive period property, originally built in 1885, forms part of an historic coaching house with 'carriage' arch and clock tower. High ceilings and beams are a feature throughout the property and are especially prominent in the living room and adjoining study, which were once the stables for the original coaching inn. The property also benefits from a kitchen/breakfast room and a large utility room together with a family room area, currently used as a second sitting room.

On the first floor there are four bedrooms, two with ensuite bathrooms with separate baths and showers. The master bedroom suite includes a walk in wardrobe and a unique feature of an external staircase leading up from outside which can be opened up. The main bathroom is also on the first floor, with a generous landing and access to two large loft spaces.

The property benefits from planning permission for a part single storey, part two storey side extension - please speak to the agent for further information.

- Large living room with an adjoining study
- Master bedroom with en-suite
- Secluded garden
- Stable block and hay store
- Extensive parking
- Kitchen/breakfast area
- Three further bedrooms and a family bathroom
- Two acre paddock
- Barn-style carport with room for three cars and additional outbuildings
- EPC F

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Local Authority: Guildford Borough Council Tax Band F: £2993.60 (21/22)

Services: Mains electricity, private water supply, LPG heating & drainage to private system.









GROUNDS AND GARDENS

The property has a large driveway with ample parking, along with a barn style carport with space for three cars. A substantial patio area is situated to one side of the property, with established shrubs and paved steps leading down to the large lawn, ornamental pond and garden areas.

Adjoining the main garden is an enclosed area containing a greenhouse and chicken run, which could be converted back to a vegetable plot if desired.


At the far end of the garden there is an area of woodland belonging to the property. In addition to the main garden, there is a two acre paddock complete with a stable block and hay store.



SITUATION

The property is situated in the highly regarded village of Compton, a short distance from Guildford town centre. The Coach House enjoys excellent road links via the A3 and A31, with stunning far reaching views across fields and the surrounding Surrey hills. The North Downs Way/Pilgrims Way, Loseley Estate and Puttenham Golf Course are all accessible on foot.

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes. There is an excellent choice of both state and private schools in the area serving all age groups.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The Coach House, Monkshatch, Hogs Back, Compton, Guildford, GU3

Approximate Area = 2268 sq ft / 210.7 sq m (excludes void / barn-style carport / boiler room)

Outbuildings = 787 sq ft / 73.1 sq m

Total = 3055 sq ft / 283.8 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). © nichecom 2021. Produced for Clarke Gammon. REF: 728019

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.

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