



Down Hollow, Down Lane, Compton, Guildford, Surrey, GU3 1DQ





# DOWN HOLLOW

DOWN LANE, GUILDFORD, SURREY, GU3 1DQ

Down Hollow is an attractive character property of handsome tile hung elevations, arranged over two levels providing generous accommodation in excess of 2,100 sqft. This well-proportioned home is ideal for family living and gives an incoming purchaser the ability to reconfigure and update as desired.

To the ground floor the hallway provides access to a large triple aspect sitting room with open fire with French doors leading on to the garden. Further living accommodation is catered for by a double aspect family room and spacious dining room that leads to a kitchen/breakfast room, with separate utility room.

To the first floor, via a large, well-lit landing, are four well-proportioned double bedrooms; all of which are served by a family bathroom and family shower room.

- DETACHED CHARACTER PROPERTY
- BATHROOM & SHOWER ROOM
- POTENTIAL TO MODERNISE
- MATURE GARDENS OF 0.53 ACRES
- NEARBY TOWNS OF GUILDFORD & GODALMING
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DETACHED GARAGE WITH HOME OFFICE
- SEMI-RURAL VILLAGE LOCATION
- EPC: D

## 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:** Guildford Borough Council | Band: G

**Services:** Mains water and electricity connected, drainage to private system.















## SITUATION

The property is situated on the edge of the highly regarded village of Compton allowing excellent road links via the A3 and A31, there is a local pub, The Withies Inn, FARM shop & cafe, village hall and club, Watts Gallery, one of the finest 12th Century Norman churches in the country and Loseley Park Estate and North Downs Way/Pilgrims Way.

Nearby, the large and historic county town of Guildford offers 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.





## GROUNDS & GARDENS

The grounds and gardens at Down Hollow are of particular note, enjoying well established shrubs, borders and hedging providing a private and inviting garden. The spacious, gated driveway provides parking for a number of cars, along with a detached garage and garden store with adjoining self-contained office.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	75
(39-54) <b>E</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 	





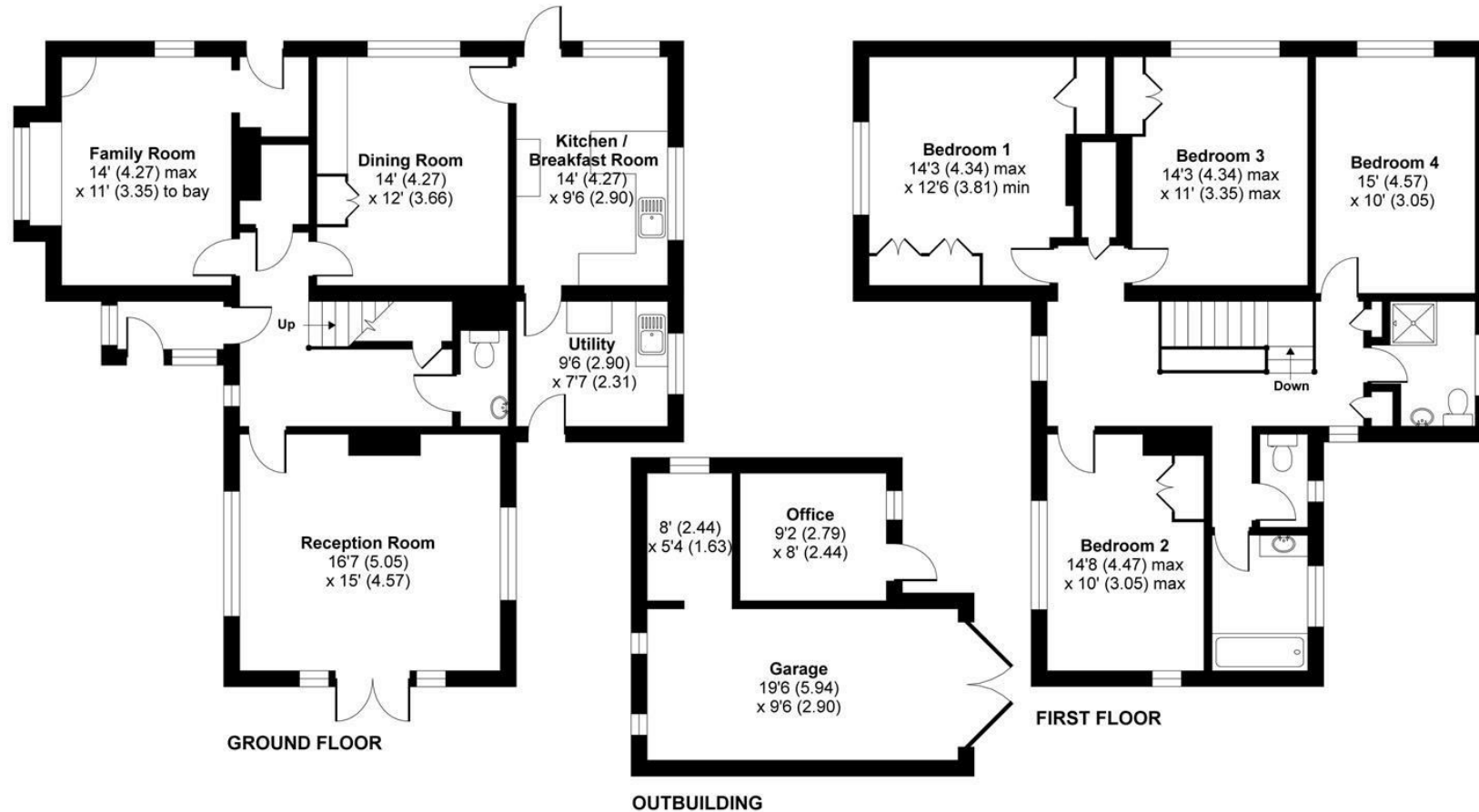
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Approximate Area = 2108 sq ft / 195.8 sq m

Garage / Outbuilding = 313 sq ft / 29.1 sq m

Total = 2421 sq ft / 224.9 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: 725691

## 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

