



'Northdown', Down Lane, Compton, Guildford, Surrey, GU3 1DN

CLARKE  GAMMON
1919

'NORTHDOWN', DOWN LANE, COMPTON, GUILDFORD, SURREY, GU3 1DN

This attractive 'New England' style property offers in excess of 1,900 sqft of flexible accommodation across one level, which the current owners have updated and enhanced in recent times, now providing a well-presented and spacious home. It enjoys a peaceful position surrounded by fields in the sought-after Surrey village of Compton, combining the charm of the village with country living and yet allowing convenient access to the larger nearby towns in Guildford, Godalming and Farnham.

Accommodation comprises: entrance hallway; cloakroom; spacious L-shaped living/dining room featuring modern wood burning stove, built in TV and speaker system, partially vaulted ceiling and bay window with doors opening to the garden; generously sized kitchen/breakfast room fitted with a range of ivory shaker-style units complimented by solid walnut worktops and a comprehensive range of integrated appliances to include a double oven with electric hob, dishwasher, washing machine, wood flooring and door opening to the garden; principle bedroom suite with doors to the garden, vaulted ceiling featuring spiral staircase to a mezzanine floor used as a dressing room and en-suite bathroom; the remaining three double bedrooms, two of which have built-in wardrobes, are served by a family bathroom.

- DETACHED 'NEW ENGLAND' STYLE HOME
- PRINCIPLE BEDROOM SUITE WITH MEZZANINE FLOOR
- TWO BATHROOMS WITH MODERN FOUR PIECE SUITE
- SPACIOUS KITCHEN/BREAKFAST ROOM
- SOUGHT-AFTER VILLAGE LOCATION WITH EASY ACCESS TO NEARBY TOWNS
- IN EXCESS OF 1,900SQFT OF ACCOMMODATION OVER ONE LEVEL
- THREE FURTHER DOUBLE BEDROOMS
- LARGE OPEN-PLAN LIVING/DINING ROOM WITH PARTIALLY VAULTED CEILING
- ATTRACTIVE AND WELL-TENDED GARDENS
- EPC: D

CG GUILDFORD

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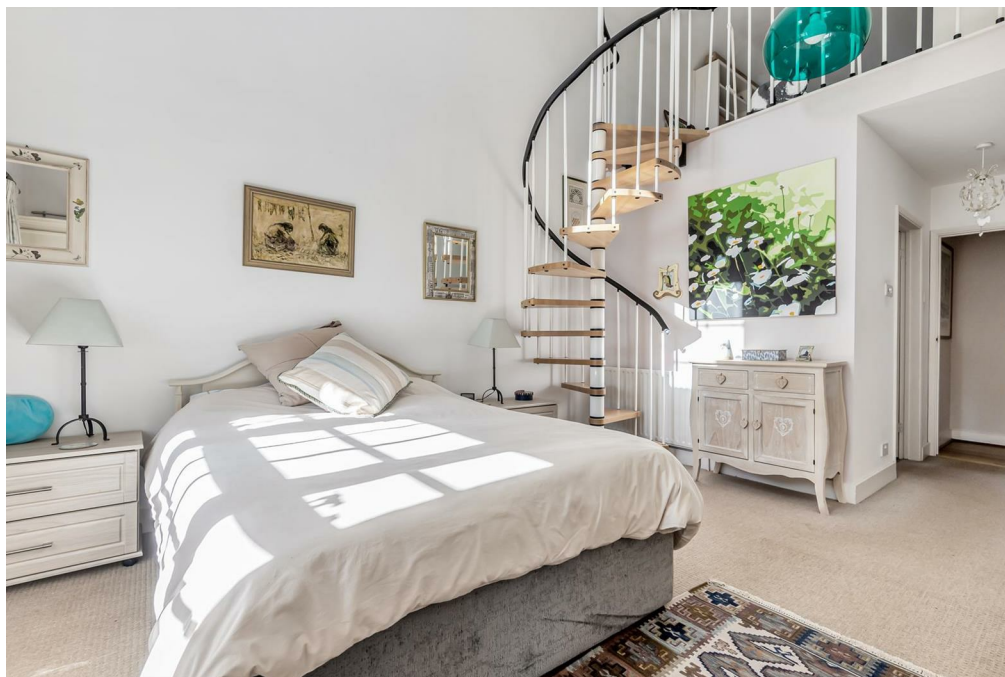
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Local Authority: Guildford Borough Council | Tax Band: F
Services: Mains water, electricity and gas. Drainage to private system.









SITUATION

Compton is a charming Surrey village, that is well positioned for the nearby market towns of Guildford and Godalming, it has retained much of its character and is surrounded by countryside with two conservation areas, within the Surrey Hills AONB and Green Belt. Amenities include a village hall and village club overlooking the green, FARRM shop and café within the nearby Loseley Estate, The Watts Gallery with café and and an excellent traditional 16th century freehouse, The Withies Inn. More comprehensive facilities can be found in Godalming, Farnham and Guildford. The nearest railway station is in Farncombe, which runs

between Guildford and the South Coast via Godalming and being on the route from London to Portsmouth. Compton allows easy access onto the A3. There is an excellent number of both state and private schools in the locality, serving all age groups.



**GROUND
S AND GARDENS**

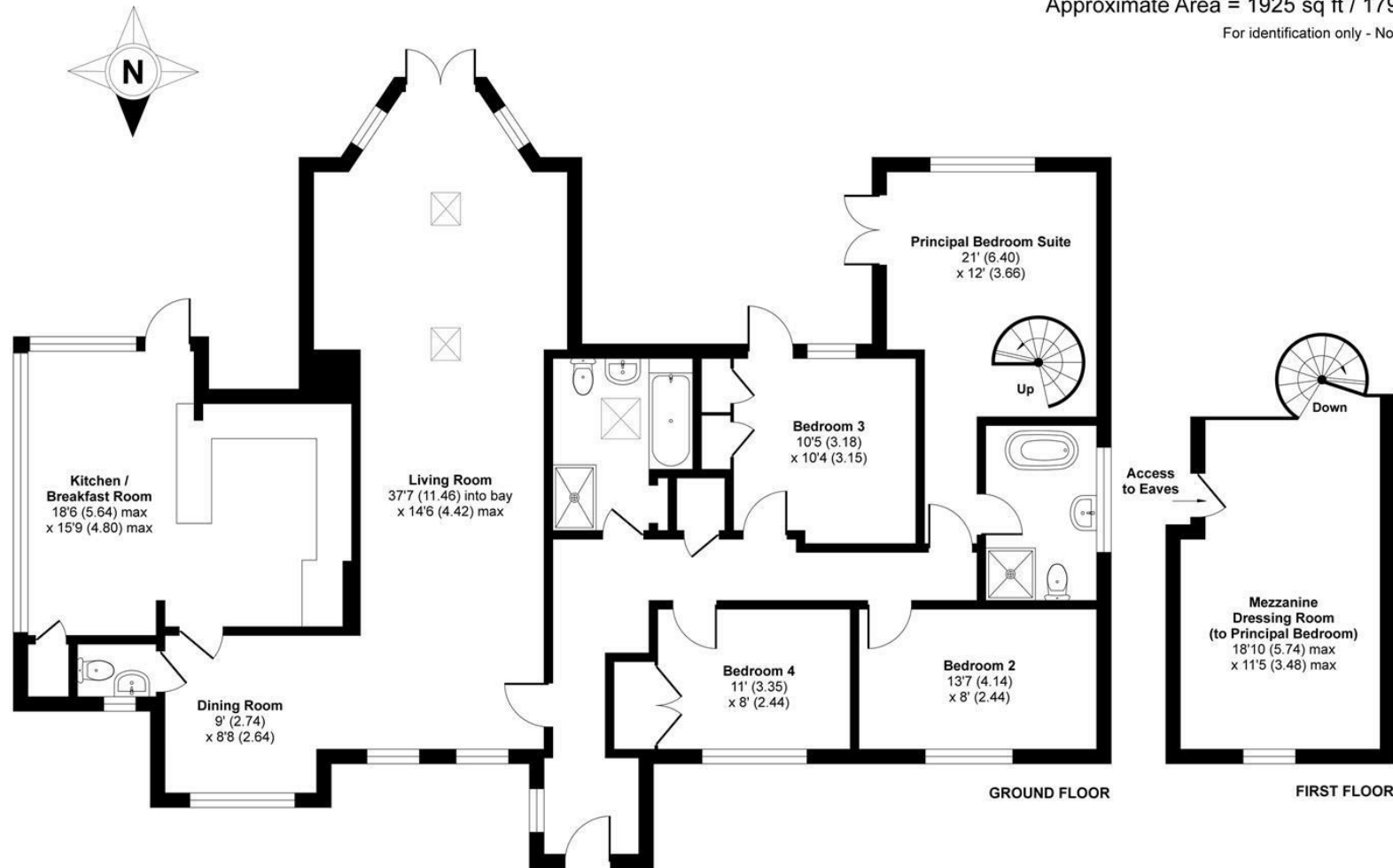
Approached via a large shingle driveway, the property provides plenty of off-road parking for numerous vehicles with lawned and hedged perimeter providing seclusion. The attractive, established rear garden is predominantly laid to lawn with an array of mature planting with well-stocked flower and shrub borders with decked and paved terraces adjoining the house.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Down Lane, Compton, Guildford, GU3

Approximate Area = 1925 sq ft / 179 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: 772812.

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

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