



7 Old Hall Cottages, 3 Glaziers Lane, Normandy, Surrey, GU3 2DH





## 7 OLD HALL COTTAGES, 3 GLAZIERS LANE, GUILDFORD, SURREY, GU3 2DH

FOUR BEDROOM HOME

EN-SUITE & FAMILY  
BATHROOM

FITTED KITCHEN

TWO RECEPTION ROOMS

DETACHED SINGLE GARAGE

LANDSCAPED SOUTH-FACING  
GARDEN

VILLAGE LOCATION

ACCESSIBLE TO  
WANBOROUGH STATION

NO ONWARD CHAIN

EPC: C



**An attractive four bedroom semi-detached house benefiting from a southerly-facing garden and private parking. It is located in the village of Normandy within easy reach of Guildford town centre and Wanborough station linking Guildford and London.**

### THE PROPERTY

A well-presented semi-detached home that offers well-proportioned accommodation benefiting from a southerly-facing garden, garage and allocated parking space. Situated in the popular rural hamlet of Normandy surrounded by countryside, close to the nearby towns of Guildford and Farnham, whilst being within a mile of Wanborough station.

Accommodation comprises: entrance hall with under stair storage cupboard; downstairs cloakroom; kitchen/breakfast room fitted with a range of units and integrated appliances to include built-in double oven, microwave oven, gas hob with extractor fan above, dishwasher and wood flooring; dining room; living room with electric fireplace and patio doors opening to the rear garden. Upstairs; the master bedroom benefits from a modern en-suite shower room with pedestal basin, W.C and part-tiled walls; there are two further double bedrooms with fitted wardrobes and a single bedroom (that could easily become a dressing room to the adjacent master bedroom) and family bathroom comprising bath, basin, W.C and part-tiled walls.





## GROUNDS & GARDENS

To the front and side of the property, there is a small area of garden with established flower and shrub beds. The southerly-facing rear garden comprises a paved terrace with the remainder laid to level lawn with well-stocked borders, all enclosed by a fenced perimeter. There is a pretty summerhouse to the rear of the garden and a door leading into the garage.

## SITUATION

Normandy is a Surrey village situated in the North-West outskirts of Guildford; a rural countryside setting with plenty of equestrian facilities and much of the local area is within a conservation area or greenbelt land with many footpaths, bridleways and open countryside suitable for horse riding, cycling and walking. Normandy is the start point of the Christmas Pie trail which leads into Guildford through woods, commons and meadows. There are many local sports clubs set up throughout the village including a tennis, cricket, football, archery and a thriving bowls club. The nearest railway station is close by in the Hamlet of Wanborough and provides a 7-minute rail journey to Guildford mainline station, which has a frequent service to London Waterloo from approx. 35 minutes. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. There is a wide range of excellent schooling within the area in both the state and private sectors. The county town of Guildford is approximately 7 miles away offering a range of shopping, social, recreational and educational facilities. There is an excellent number of both local state and private schools in the locality, serving all age groups.

GUILDFORD | 7 miles

FARNHAM | 8 miles

WANBOROUGH RAILWAY STATION | 1 mile

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

CENTRAL LONDON | 40 miles

HEATHROW AIRPORT | 22 miles

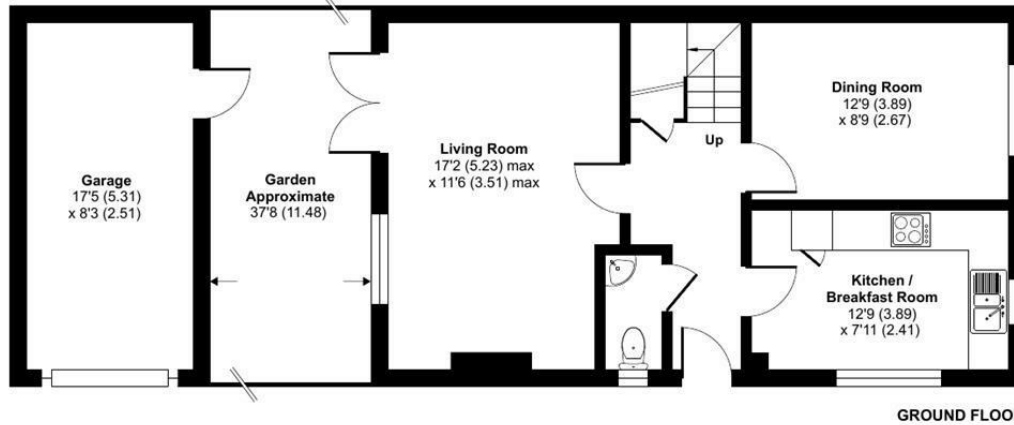
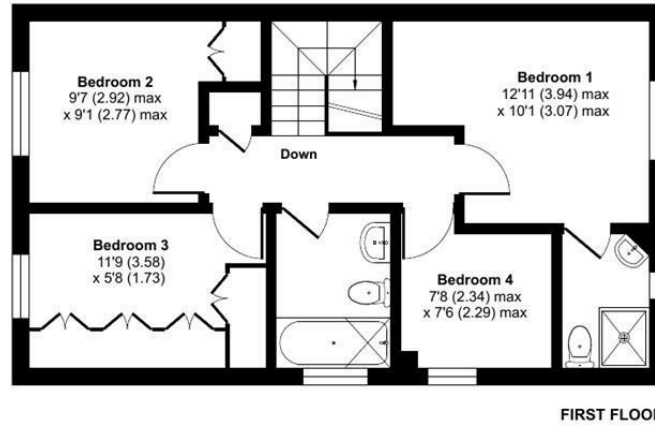
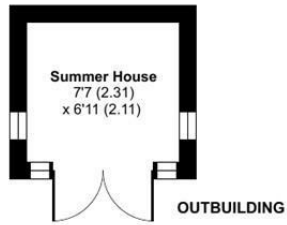
# Glaziers Lane, Normandy, Guildford, GU3

Approximate Area = 1198 sq ft / 111 sq m (includes garage)

Outbuilding = 52 sq ft / 5 sq m

Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected

29th April 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 840161

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU3 2DH)

## 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  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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