



## 5 Polsted Manor, Polsted Lane, Compton, Guildford GU3 1JE

At the end of a country lane and affording breathtaking uninterrupted views over rolling fields, a truly stunning top floor 2 bedroom apartment with its own private balcony.



Forming one of only five converted apartments within Polsted Manor and set within immaculate landscaped grounds, this unique property enjoys wonderful distant views across beautiful farmland and yet it is just a short drive from Guildford Town centre with its many amenities. There is a sweeping drive to the front of the property and the apartment is approached by an imposing entrance hall. Features include a stunning open plan 32ft living/dining/kitchen with bi-folding doors leading onto a private south facing balcony. The principal bedroom suite comprises a well appointed en suite bathroom and dressing room. There is a generous second bedroom and well appointed family bathroom with separate shower. Additionally, there is a utility room and garage. The property is surrounded by miles of open countryside suitable for walking and riding. Compton is known as one of Surrey's most historical villages with the infamous Withies Inn and restaurant within walking distance.

Access to the A3 is but a short drive and there are fast rail links from Guildford to London (Waterloo 37 mins) and Farncombe (44 mins). Guildford has an extensive range of shopping and leisure facilities and the nearby town of Godalming caters for everyday shopping needs with Waitrose and Sainsburys. There is an excellent selection of schools in the area.



## 5 Polsted Manor

- Stunning top floor apartment with balcony
- 2 bedrooms one with en suite bathroom and dressing room
- Set amidst rolling farmland
- Beautiful landscaped gardens
- Easy access to Guildford and the A3





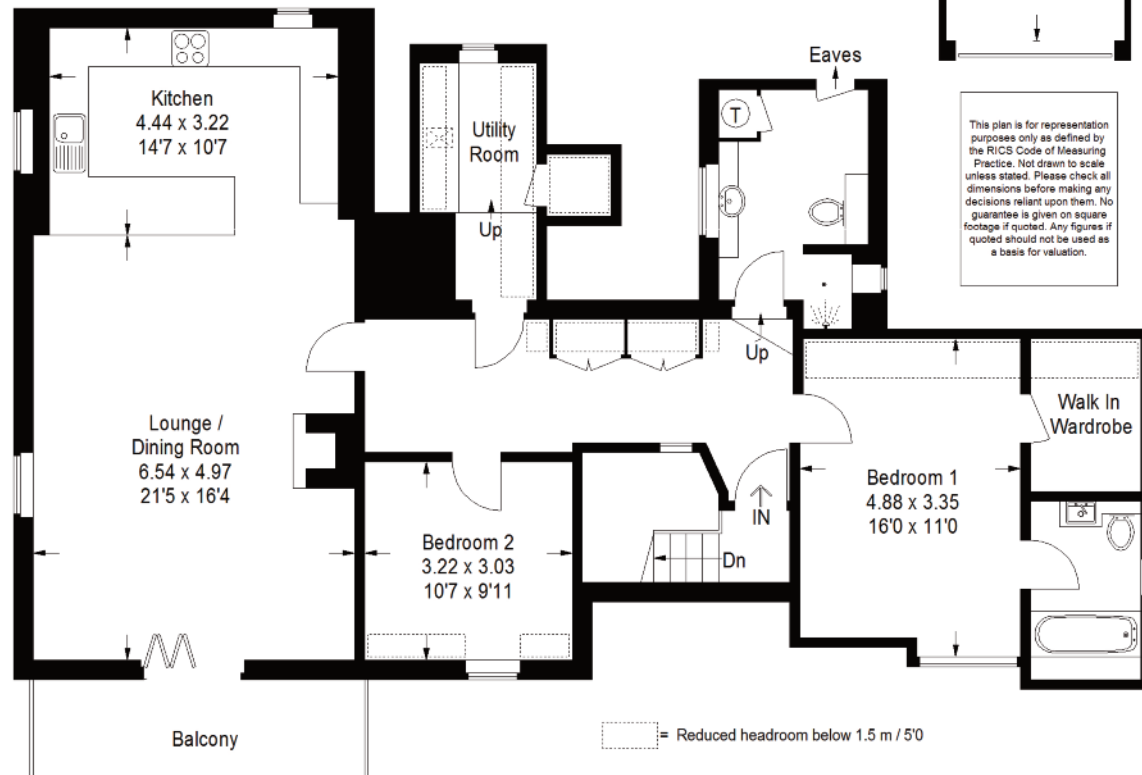
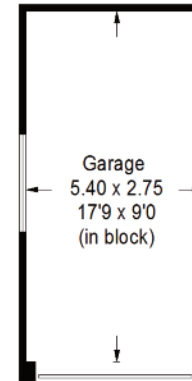
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## Polsted Manor, Compton



Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft  
(Including Reduced Headroom / Excluding Communal Area)  
Garage = 14.8 sq m / 159 sq ft  
Total = 129.9 sq m / 1398 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Misrepresentation Act:  
These particulars are for guidance only and do not form any part of any contract. The floorplans illustrations are for identification purposes only. Not drawn to scale. Dimensions given are for the maximum point for each room