

LITTLE POLSTED

Compton • Guildford • Surrey



LITTLE POLSTED

COMPTON • GUILDFORD • SURREY

A fine period property in an idyllic rural setting on the edge of Compton.

Accommodation

Dining Hall • Drawing Room • Garden Room
Kitchen • Utility Room • Boiler Room • Cloakroom

Four Bedrooms • Two Bathrooms • Separate Cloakroom

Detached Cottage with Two Bedrooms and Bathroom

Beautiful cottage gardens with lovely views • Double Garage

In all approximately 1 acre plus an additional parcel land of 0.3 acres with a selection of outbuildings



01483 565171

2-3 Eastgate Court, High Street,
Guildford, Surrey GU1 3DE
tim.harriss@knightfrank.com

www.KnightFrank.com



Description

Little Polsted is a very pretty Grade II listed cottage which we understand dates from 1590. It was bought at auction in 1969 by our client's family and subsequently extended in 1969/1970. The house offers really attractive accommodation including two well-proportioned reception rooms and a very useful lower ground floor area which houses the utility room, and cloakroom.

In addition to the house is a small detached cottage at the end of the garden providing wonderful additional accommodation or multiple other uses if required.

Agents Note

An employee of Knight Frank has an interest in Little Polsted

Gardens and Grounds

The house is set at the very end of Polsted Lane which is a no-through road and is surrounded by open countryside. The property adjoins the Loseley Estate where there are miles of wonderful walks.

Within easy reach of Guildford the property enjoys convenient access to all major amenities as well as a mainline station to London Waterloo (taking approximately 35 minutes). The village of Compton gives access to the A3 and in turn to the national motorway network, London and Gatwick and Heathrow airports. Compton is an ancient and much sought after Surrey village with an 11th Century church and a good selection of local pubs including The Withies which is at the other end of the lane. The area in general is famous for its outstanding countryside and furthermore there are many high quality schools in the immediate vicinity.



Situation

(All distances and times are approximate)



- Guildford : 3.5 miles
- Godalming : 2.7 miles
- Central London : 35.8 miles



- Guildford : 3.3 miles
(from 37 minutes to London Waterloo)
- Farncombe : 2.0 miles
(from 47 minutes to London Waterloo)



- A3 at Compton : 0.8 miles
- M25 : 12.6 miles



- Gatwick : 35.9 miles
- Heathrow : 27.6 miles



- Priorsfield School, Godalming
- St. Hilary's School, Godalming
- Charterhouse School, Guildford
- St Catherine's School, Bramley
- Waverley Abbey, Tilford
- Barfield, Farnham
- Aldro, Shackleford
- The Royal Grammar School, Guildford
- Lanesborough Prep School, Guildford
- Tormead School, Guildford
- Guildford High School, Guildford
- Barrow Hills, Witley



- Bramley Golf Club, Bramley
- West Surrey Golf Club, Godalming
- Guildford Golf Club, Merrow
- Worplesdon Golf Course, Woking
- Clandon Regis Golf Club, West Clandon
- Cranleigh Golf and Country Club
- Sutton Green Golf Club, Sutton Green



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Chichester Yacht Club, Chichester







Services

We are advised by our clients that the property has mains water, electricity and oil fired heating. Private drainage to both the house and cottage.

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

Local Authority

Guildford Borough Council – 01483 505050.

Tenure

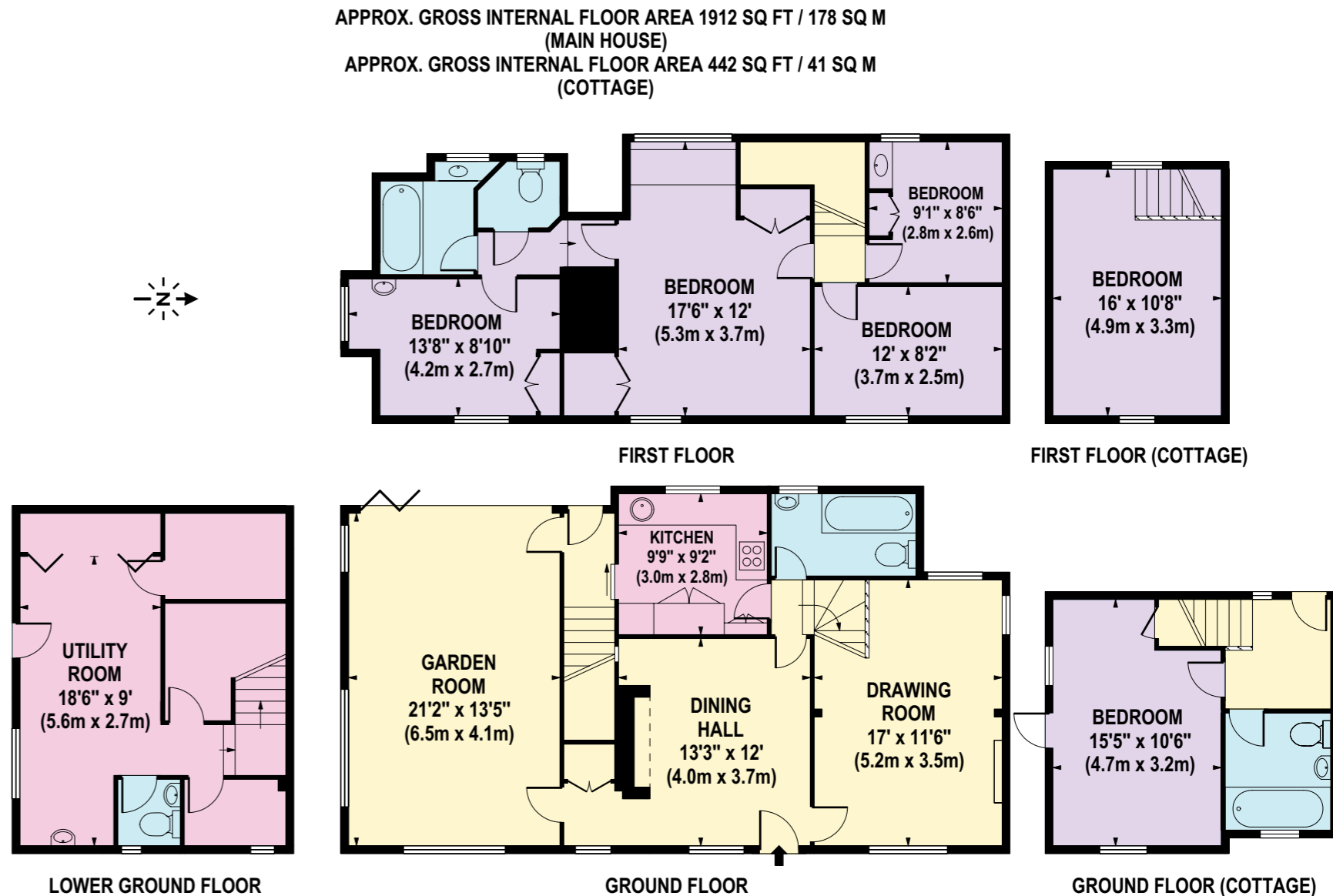
Freehold

Viewing

Viewings are arranged by prior appointment strictly through Knight Frank LLP.

Directions (GU3 1JE)

From London follow the A3 southbound past Guildford, taking the B3000 exit towards Godalming and Farncombe. At the bottom of the slip road, take the first left turn at the roundabout on to The Street in Compton. After about 0.6 miles, turn left into Polsted Lane and continue all the way to the end where the gates to Little Polsted will be found.



Knight Frank
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