BRICKFIELDS AND THE POTTERY
COMPTON • SURREY

Refurbishment project in a highly sought after location

Accommodation
Sitting room • Dining room • Study • Conservatory
Kitchen • Cloakroom

3 bedrooms • Box room/bedroom 4 • Family Bathroom

Outbuildings comprising former shop, substantial workshop and adjoining stores

Mature gardens

In all approximately 0.54 acre

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation

Brickfields and The Pottery are approached up a private road, on the eastern side of the highly regarded village of Compton, offering two public houses including the well know Withies Inn. The village of Farncombe is within about 1 mile having a main line rail station to London (Waterloo in about 47 minutes). More extensive shopping and recreational facilities are available in Guildford to the north (3.9 miles) and Godalming to the south (2 miles).

Within the area are an excellent range of schools including Prior’s Field and St Hillary’s in Godalming, St Catherine’s in Bramley and The Royal Grammar School, Lanesborough Prep-School, Tormead and the High School in Guildford.

The A3, which is within 1.3 miles, provides access to the M25 and the international airports of Gatwick and Heathrow.

Farncombe Railway Station 1.1 miles
(London Waterloo from 47 mins)

Sporting facilities including golf at Bramley, West Surrey and Milford with racing at Goodwood and Ascot.

Compton village centre 0.8 mile
Farncombe 1 mile
Godalming 2 miles
Guildford 3.9 miles
Central London 37 miles
A3 1.3 miles

(Distances and times approximate)

Brickfields and The Pottery

Brickfields is a very striking 17th Century Grade II Listed farmhouse arranged over 3 floors which is in need of complete refurbishment. The House had been lived in by the renowned artist the Late Mary Wondrausch OBE since 1955, who also was a potter, historian and writer. In 1974 she opened a pottery workshop on the property.

Whilst the house is in need of renovation it is full of character with exposed beams, open fireplaces and brick and wooden floors.

Outside

Adjacent to the house are a series of outbuildings including The Pottery which offer great potential for further uses subject to the usual planning consents.
**Gardens and Grounds**

Brickfields is approached into a small driveway area fronting The Pottery. To the front the gardens are principally laid to grass with a couple of mature apple trees. These in turn extend around to the back of the house where again, it is laid to grass with a small terraced area, flower and shrub borders and a vegetable garden. The gardens back onto adjoining farmland providing a lovely country setting. In addition, to the south eastern side of the outbuildings is a further garden area laid to lawn with shrub borders and a mature wisteria.

**Services**

We are advised by our clients that the property has mains water and electricity, oil-fired heating and private drainage.

**Fixtures and fittings**

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

**Local authority**

Guildford Borough Council – 01483 505050

**Directions (GU3 1HZ)**

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 that roundabout onto The Street in Compton. Follow this road through the village for 1.2 miles and turn right into a lane named Binscombe, signposted to Farncombe and Binscombe. Proceed along this road for 0.1 miles and turn right into a private driveway. If you reach The Avenue, you have gone too far. Brickfields and The Pottery will then be found after about 300 yards on the left hand side.

**Viewing**

Viewing is strictly by appointment only through Knight Frank.

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**Important Notice:**

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**Approximate Gross Internal Floor Area**

Main House: 1732 Sq ft / 161 sq m

Outbuilding: 1277 sq ft / 119 sq m

Total: 3009 sq ft / 280 sq m