



**InVillages**  
with SIMON BANCE

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**Vintners**  
Guildfor Road, Alfold, Surrey GU6 8HF

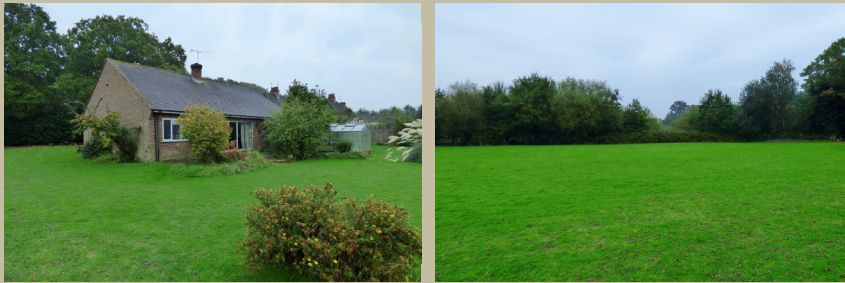


**Vintners, Guildford Road, Alfold, Surrey GU6 8HF**

Suitable for improvement, extension or replacement subject to the usual planning permissions, this three bedroom detached bungalow is situated in a 1.04 acre plot on the edge of Alfold village in the Surrey Hills, an area of outstanding natural beauty.

The property comprises entrance hall, lounge, triple aspect kitchen/ dining room, three bedrooms, bathroom, detached double garage/ workshop with utility room, shower room and large gazebo. Outside, the garden is laid almost extensively to lawn with ample parking for several cars.

**Price Guide: £650,000 Freehold**

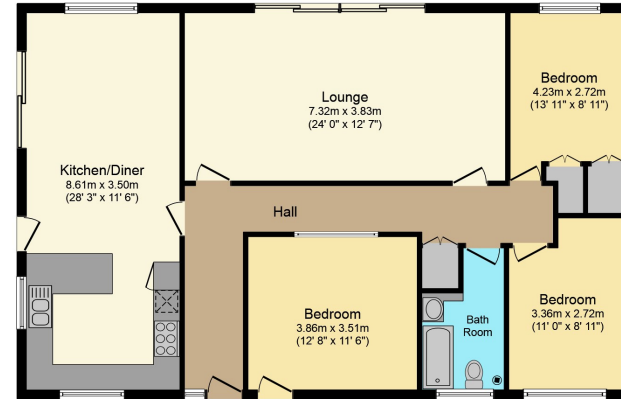


**VIEWING:** By appointment only please through In Villages Estate Agents  
**Phone: Robin Murphy 07508 277633 robin@invillages.com**

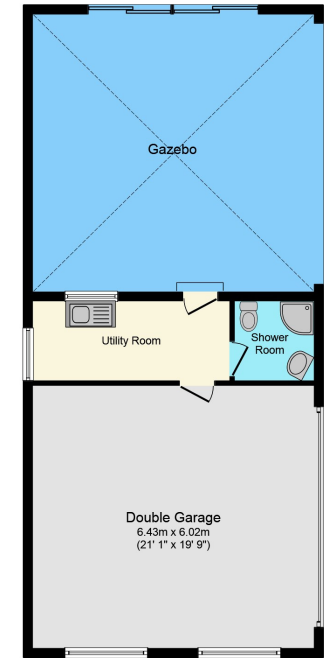
**Agents Note :** None of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale, if you are unsure we advise you to check with your surveyor or solicitor.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 40                      | 69        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact Rating                         |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO2 emissions |   |                         |           |
|   |   | 56                      | 79        |
| England & Wales                                     |   | EU Directive 2002/91/EC |           |



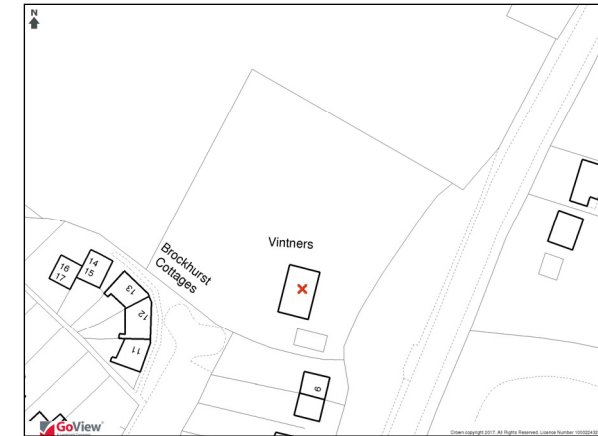
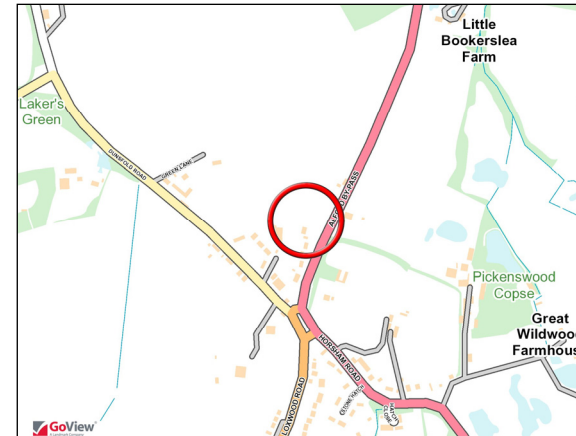
**Floor Plan**  
 Floor area 118.0 sq. m. (1,270 sq. ft.) approx



**Outbuilding**  
 Floor area 93.0 sq. m. (1,001 sq. ft.) approx

Total floor area 211.0 sq. m. (2,271 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property.

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**InVillages**  
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*“ Specialist Estate Agents for Village Property & Country Homes ”*

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