



BRITISH  
PROPERTY  
AWARDS  
2017



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GOLD WINNER  
ESTATE AGENT  
IN CRANLEIGH



Dunsfold Common, Surrey

Price Guide £550,000 Freehold



**| Entrance Hall | Sitting Room | Dining Room/Study | Conservatory | Kitchen/Breakfast Room | Boot Room |**  
**| Two Bedrooms | Gardens | Situated On Dunsfold Common |**

*An attractive, older style, single-storey detached cottage, recently refurbished to a high standard providing light and bright accommodation, with period features throughout, to provide a home of style and character. The property has a large entrance hallway with wood latch doors and a modern fitted kitchen with breakfast area and separate boot room. The bathroom has been fitted to a high specification, with Travertine walls and floors and marble basin. Both bedrooms are doubles with fitted cupboards. The master bedroom features an attractive vaulted ceiling with exposed wood beam. The sitting room is a bright, double aspect room with feature wood burner and twin doors to the conservatory, which overlooks the garden and there is a further separate dining room/study. The property has been through a refurbishment programme, with new timber windows in keeping with the style and feel, new boiler, overhauled heating and wiring, plastering, doors and architraves. Outside: the property is located on the edge of Dunsfold Common in a tucked away and secluded spot, approached via a long gravel drive which leads to informal gravel parking on the common itself. There is a mature rear garden with lawns and specimen shrubs and bushes, with a new Indian sandstone patio. The gardens as a whole are fully enclosed to provide a good deal of privacy.*

*Dunsfold is a village in the Waverley district of the county of Surrey 8.7 miles south of Guildford. It nestles within the Surrey Hills between the villages of Hascombe, Chiddingfold and England's largest village, Cranleigh. Dunsfold is surrounded by miles of open countryside, boasting lovely walks and rides. St Mary & All Saints' Church is a Norman building, containing the oldest pews in England. The nearby Holy Well was formerly a site of pilgrimage and its waters were thought to cure diseases of the eye. Common House is a medieval hall which dates from circa 1500 and is of architectural importance. The village has many other houses of architectural interest including The Sun Inn public house, set back from the Common, parts of which are clearly ancient particularly the rear bar. The village has one of the best-kept cricket pitches in the area for a village club and holds matches throughout the season, usually on Sunday afternoons. The village also benefits from a small Post Office and shop located in the middle of the village. Dunsfold Park Aerodrome was built by the Canadian Army during World War II as an emergency landing airfield. After the war the airfield was used to repatriate prisoners of war. The park is used for filming and has included the James Bond film Casino Royale and is also used as the Top Gear racetrack. It also hosts annually 'Wings and Wheels' which includes an air display featuring the Red Arrows.*

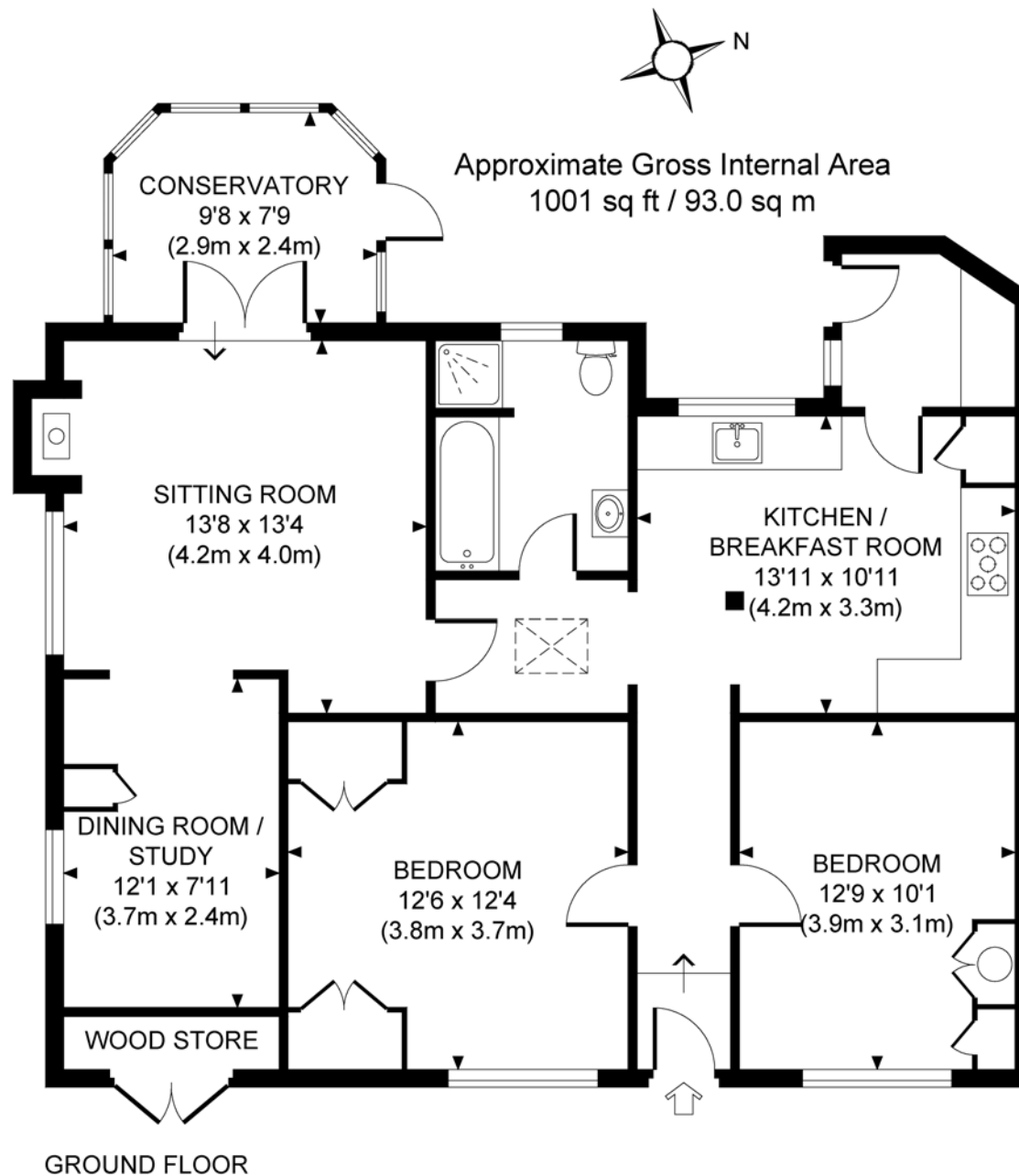
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### Energy Performance Rating - Band F

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**25 YEARS**  
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