



**SHORTS FARM COTTAGE**  
**DUNSFOLD ROAD, PLAISTOW, RH14 0PJ**



**HILL CLEMENTS**

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[www.hillclements.com](http://www.hillclements.com)

01483 300 300

6 Quarry Street, Guildford, Surrey, GU1 3UR  
[info@hillclements.com](mailto:info@hillclements.com)

In a delightful rural location, between the villages of Plaistow and Dunsfold on the Surrey/Sussex border, with open fields on two sides and woodland at the rear – a beautiful Grade II Listed country cottage with many character features including exposed beams and fine fireplaces, set within a charming country garden approaching half an acre

- 4 BEDROOMS (APPROACHED VIA TWO STAIRCASES)
- BATHROOM
- ENTRANCE PORCH
- FAMILY ROOM
- STUDY/DINING AREA
- KITCHEN/BREAKFAST ROOM
- LARGE REAR HALL
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- DETACHED GARAGE
- LOVELY 0.48 ACRE GARDEN

### The Property

Shorts Farm Cottage is a very attractive Grade II Listed detached country cottage with charming accommodation which has been extended and modernised over the years to provide practical modern family living. There are exposed wall and ceiling beams throughout and under floor heating beneath wooden floors on the ground floor. The first floor is accessed via two staircases, one from the sitting room serving two bedrooms and the other from the study/dining area, serving the other bedrooms and bathroom. The ground floor comprises a sitting room with fine fireplace with bread ovens, a large rear hall with access to the utility room and shower room and a study/dining area, family room and kitchen/breakfast room. Outside there is a detached garage and a lovely country garden which surrounds the house and provides a very sunny and tranquil setting with views over fields to the east and west and a gate to woodland at the rear. In all approximately 0.48 acres.

Plaistow (pub & shop) – 0.75 mile  
Dunsfold (pub & shop) – 3 miles  
Godalming (Waterloo 46 mins) – 9 miles

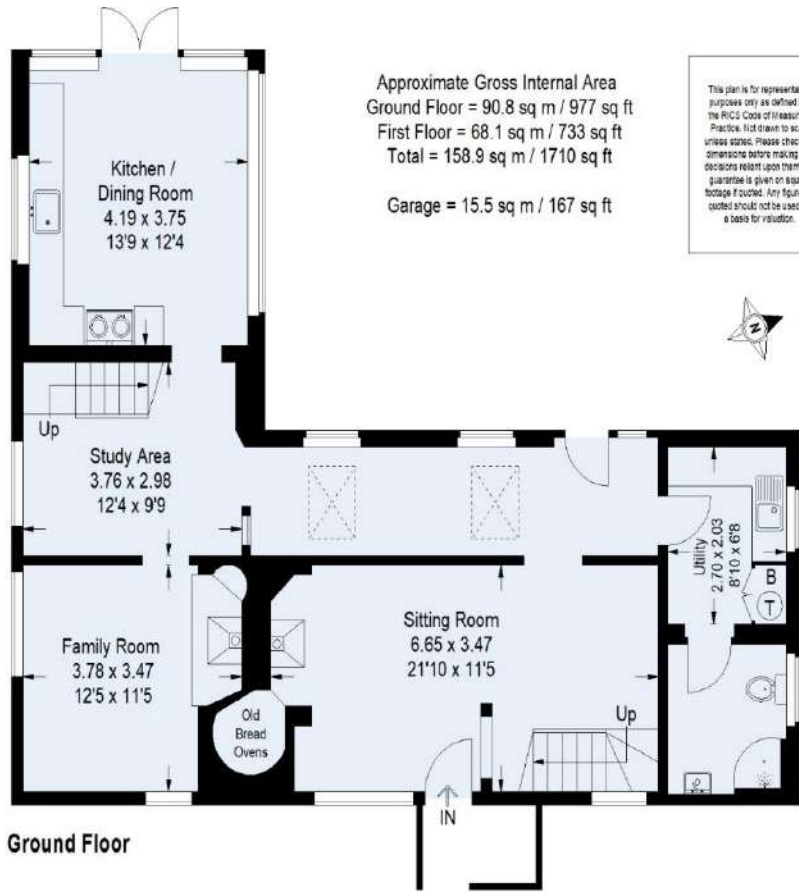
### The Location

Shorts Farm Cottage is situated at the end of a driveway in an incredibly rural and peaceful location, with fields on two sides and a gate to woodland at the rear. The nearby villages of Plaistow (0.75 mile) and Dunsfold (3 miles) both have traditional village pubs and village stores with quintessential village cricket greens. Godalming and Haslemere are within easy drives and provide more comprehensive shopping, High Streets and main line stations to Waterloo. There are also many schools within the area, providing educational needs for all ages. The villages are surrounded by miles of open farmland and beautiful countryside and Shorts Farm Cottage is set in the heart of this glorious part of the Surrey/Sussex borders.

### Directions

From Guildford take the A281 Horsham Road through Shalford and Bramley villages and continue to Smithbrook Kilns, turning right and following the signs to Dunsfold. Carry on through Dunsfold and turn left at the bottom of the hill towards Plaistow. Continue on this road passing Durfold Wood and the driveway to Shorts Farm and Shorts Farm Cottage is the last driveway on the right before the turning to Shillingee and Haslemere also on the right, just after Old Hill House, and all before entering Plaistow village.





Approximate Gross Internal Area  
 Ground Floor = 90.8 sq m / 977 sq ft  
 First Floor = 68.1 sq m / 733 sq ft  
 Total = 158.9 sq m / 1710 sq ft

Garage = 15.5 sq m / 167 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 rounded. Any figures if quoted should not be used as a basis for valuation.

