



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,500,000

North View, Plaistow Road

Dunsfold, GU8 4PJ

In a lovely rural location between Dunsfold and Plaistow villages - a detached bungalow with 3,650 sq ft of brick and tile outbuildings and 7.7 acres, providing an amazing opportunity for development, subject to planning

PROPERTY SUMMARY

North View is a detached bungalow which dates back to the 1950's, which has been extended over the years to provide practical family living spaces. Set back from the road in its own 7.7 acres of garden and woodland, the bungalow provides excellent scope for redevelopment, subject to planning. Within the grounds are substantial brick and tile outbuildings, arranged around a concrete yard, which all extend to approximately 3,650 sq ft, which are suitable for a variety of uses. The grounds provide a lovely peaceful setting with an abundance of wildlife and birdsong, comprising extensive lawned areas, a pond, vegetable section and substantial woodland areas.



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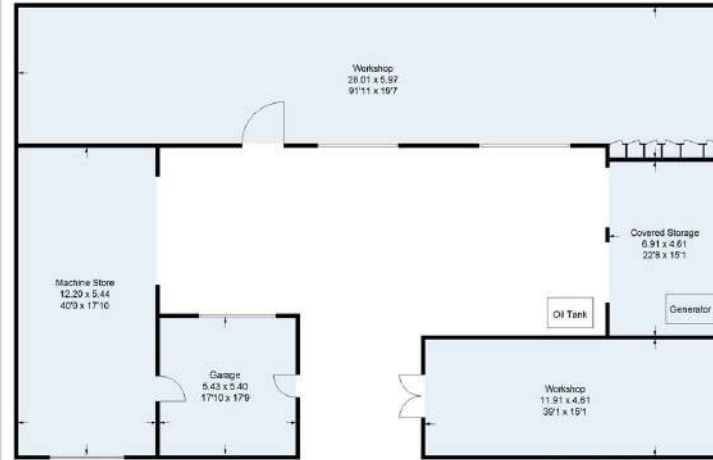
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Plaistow Road, Dunsfold

Approximate Gross Internal Area = 104.5 sq m / 1171 sq ft
 Outbuilding (including Garage) = 339.1 sq m / 3650 sq ft
 Boiler Room = 1.1 sq m / 12 sq ft
 Total = 604.7 sq m / 6433 sq ft



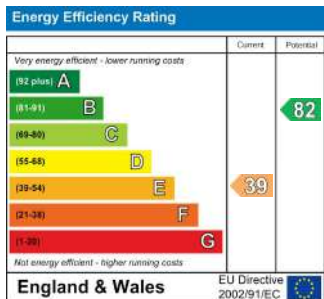
(Outbuilding not in relative position)

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 quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From Godalming, take the Brighton Road out of town and continue through Hascombe and turn right into Dunsfold. Continue past the shop, The Sun pub and the cricket pitch and turn left at the bottom of Wrotham Hill onto the Plaistow Road. Carry on along this road for 1.5 miles, passing the turning to Fisher Lane, where the entrance to North View will be found on the right, before reaching Dungate Farm on the left.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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