



2 Field Cottages, Dunsfold Road, Alfold, Cranleigh, GU6 8JB







2 Field Cottages

Dunsfold Road, Alfold, Cranleigh, GU6 8J

Guide price £475,000

- New Build home with 10 Year Building Warranty
- Living room with wood burner
- Open plan kitchen/dining room
- Under floor heating
- En-suite to principle bedroom
- Off street parking
- Air source heat pump
- Council Tax Band: E (TBC)
- EPC B
- Freehold

A newly built three bedroom semi-detached home located on the outskirts of Alfold village. Designed and finished to a high standard and offered with a 10 year New Build warranty, 2 Field Cottages boast light and spacious accommodation over two floors.

Ready for immediate occupation, the property features an air source heat pump, under floor heating throughout the ground floor, living room with wood burning stove, an open plan kitchen/dining room with a range of Bosch appliances, three bedrooms, en-suite to main bedroom, and a stylish family bathroom. Outside, the private south/west facing rear garden has a lawn and patio area. To the front, a large gravel driveway provides off street parking for several cars

Alfold is a charming village located in Surrey's countryside close to the West Sussex border, surrounded by rolling hills and lush greenery. Despite its rural location, Alfold is well connected to nearby towns of Guildford, Godalming and Horsham, making it easy to enjoy all that the area has to offer. The village offers good local amenities including a village shop, post office, and is in easy reach of several excellent local pubs.

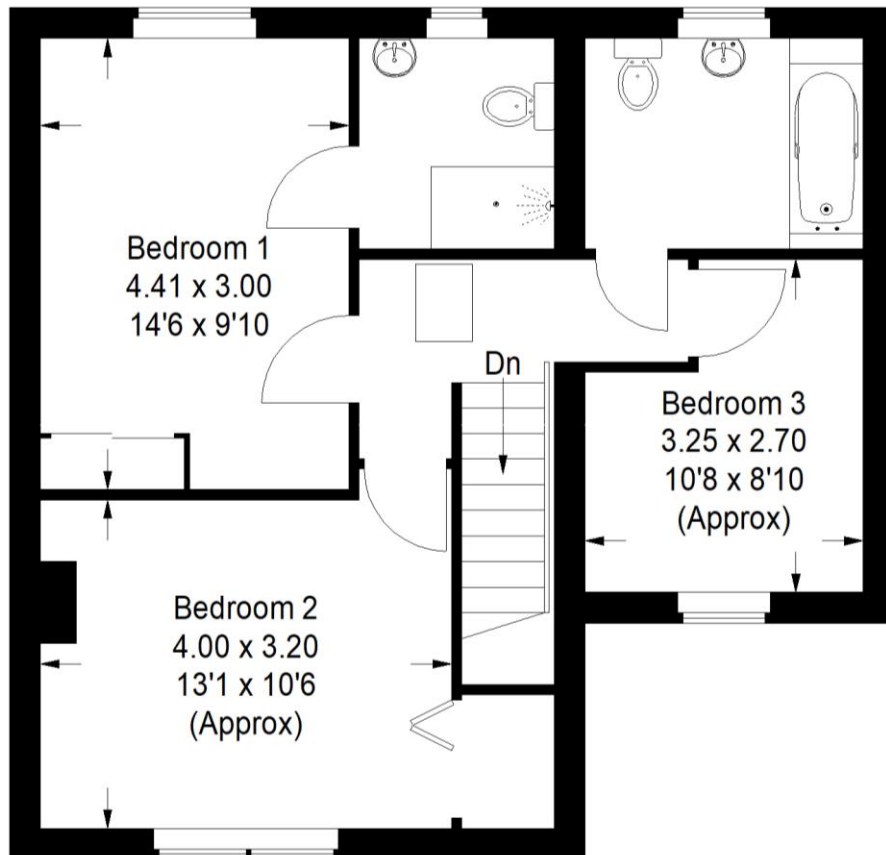




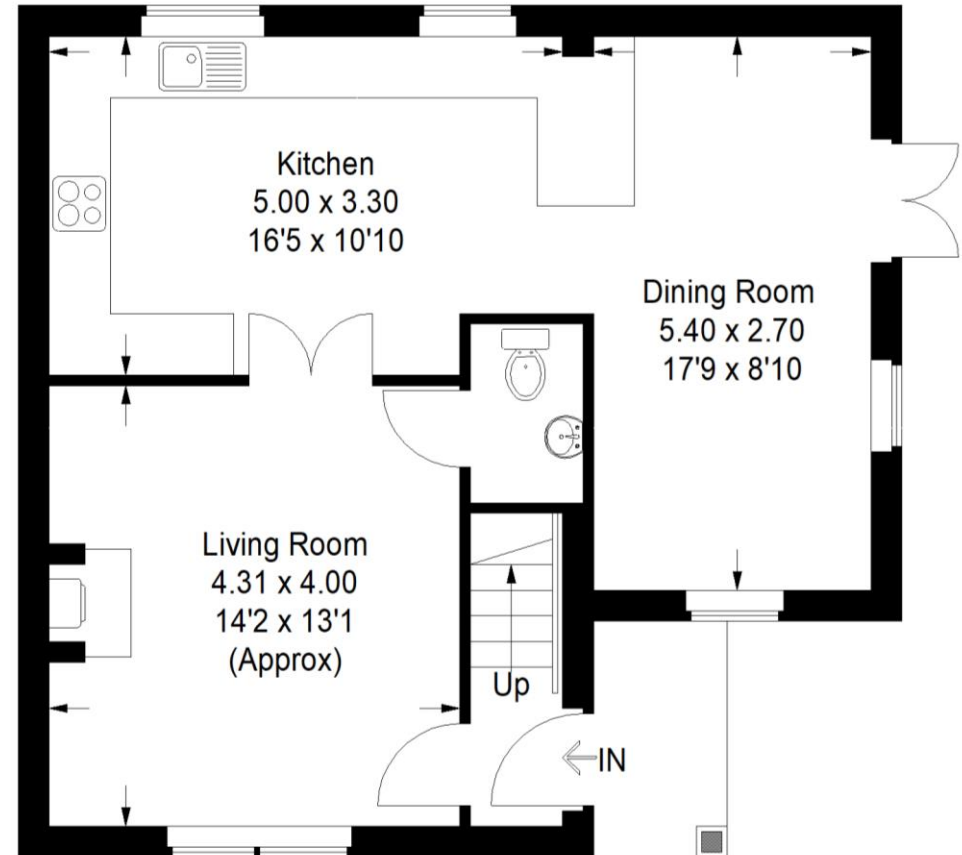
Dunsfold Road, Alfold



Approximate Gross Internal Area
Ground Floor = 55.1 sq m / 593 sq ft
First Floor = 54.7 sq m / 589 sq ft
Total = 109.8 sq m / 1182 sq ft



First Floor



Ground Floor

This plan is for representation purposes only. Reproduced from plans supplied by the agents. 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 quoted should not be used as a basis for valuation.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

