



Saffron Gate, Sachel Court Road, Tickners Heath, Alfold GU6 8HU







Property Description

Guide Price: £900,000

- Detached property
- Land in excess of 1.5 acres
- 3 Double Bedrooms
- 2 Reception rooms
- Open plan kitchen/dining room
- Extensive outbuildings
- Development Potential STP
- Beautiful Countryside Views
- Peaceful Surroundings
- Freehold Council Tax: F EPC: D

An attractive three bedroom light and spacious bungalow with a beautiful garden filled with a wide selection of mature plants, outbuildings and additional land set in a stunning location with open countryside views.



You arrive at the property onto a gravel drive through double wooden gates to see the stunning gardens that surround the property. A welcoming porch and hallway with double glass doors leads you into an expansive kitchen/diner with a tiled floor throughout. There are multiple base units, generous worksurfaces and a rangemaster cooker with French doors opening onto a rear patio with beautiful rural views beyond. A walk-in larder and separate utility room leads to a W.C. The double aspect sitting room has a bay window with stunning views, underfloor heating, a focal fireplace with a wood burning stove on a stone hearth, a feature bar and vaulted ceilings offer a feeling of space. The second reception room has built-in storage and a window overlooking the front garden.



The double aspect master bedroom benefits from French doors onto the garden and built-in cupboards. Bedroom 2 also offers garden views. Bedroom 3 is also a double bedroom with views to the front garden, featuring a working fireplace. A newly fitted family bathroom with traditional style free standing bath, basin unit and separate walk-in shower, tongue & groove wall panelling together with original oak door which also feature throughout the property. French doors lead to the paved westerly rear facing patio, fabulous for al fresco dining, together with an outside summerhouse/office with farmland views.

The meticulous gardens enveloping the property showcase a kaleidoscope of mature plants, a lush lawn winding through exquisite flower beds, and over 100 clematis plants. Formerly featured in the National Gardens Scheme, the garden is adorned with captivating features including a well, pergola, and two garages with storerooms, all set within approx. 1.5 acres offering endless possibilities for expansion or development, subject to the necessary planning permissions.

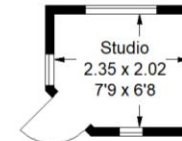
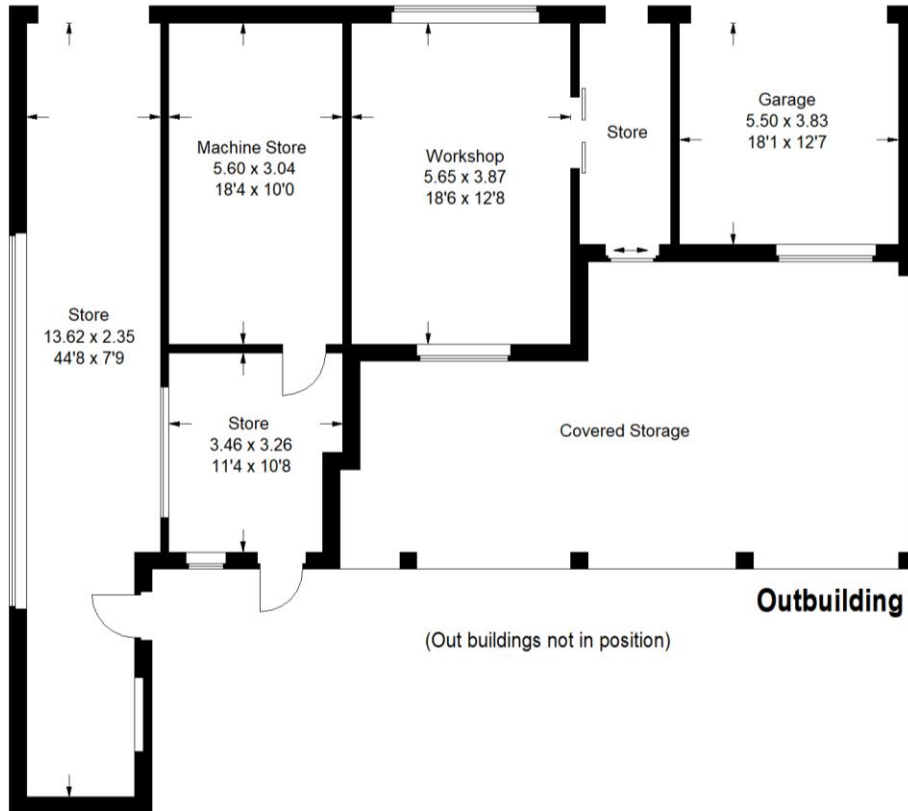
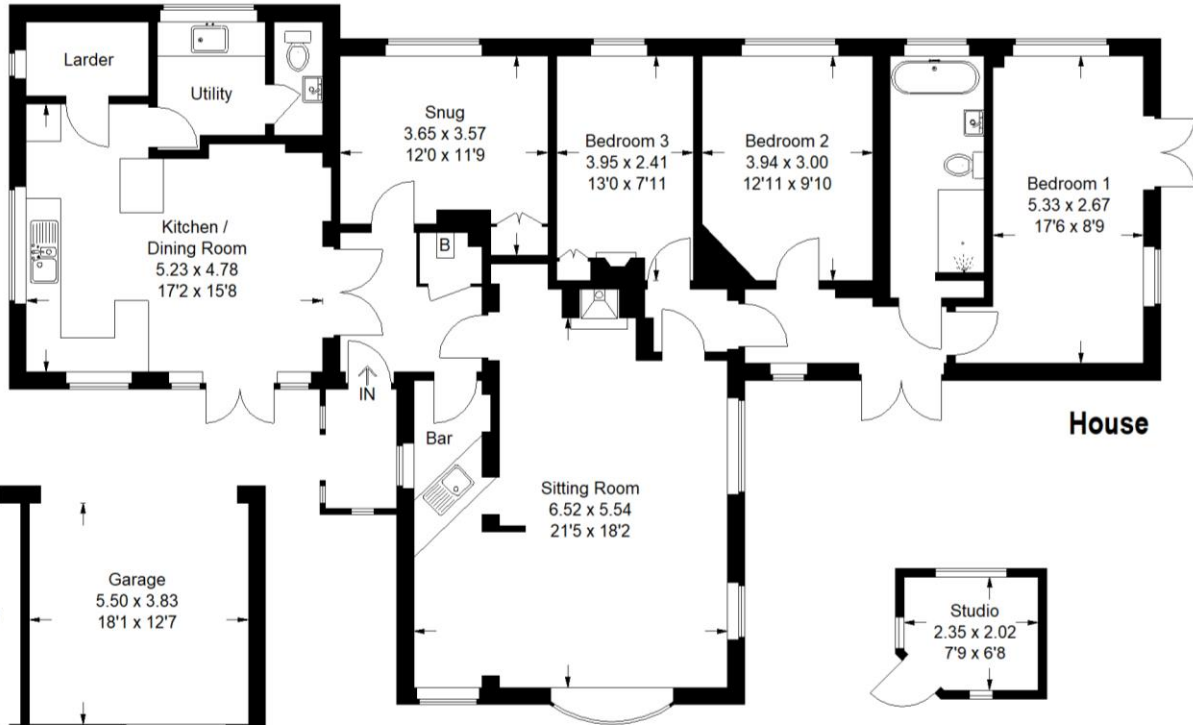




The Area

The property is situated in a rural environment in Tickners Heath on the edge of the pretty Surrey village of Dunsfold, tucked away from view, and has an unspoilt outlook across its land and over adjoining fields and woodland. Dunsfold village has a general store/post office, a pub, church and cricket green. The area is surrounded by miles of Green Belt woods and farmland, ideal for walking, riding and cycling and the larger villages and towns of Godalming, Cranleigh, Chiddingfold are all within 10 miles. The property is ideally situated for local schools including Cranleigh, Charterhouse and St Catherine's, and there is easy access onto the A281. The nearest stations are Godalming, Witley & Milford, all serving Waterloo in under an hour. The A3 can be accessed at Milford, linking the south coast, London and London's airports.

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Approximate Gross Internal Area
 House = 142.3 sq m / 1532 sq ft
 Outbuildings = 109 sq m / 1173 sq ft
 Total = 251.3 sq m / 2705 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 quoted. Any figures if quoted should not be used as a basis for valuation.





Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.

