



1 Field Cottages, Dunsfold Road, Alfold GU6 8JB









## Property Description

Guide Price: £500,000

- 3 Bed semi-detached property
- 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
- South east facing garden
- Council Tax Band: E EPC: B
- Freehold

Welcome to this charming newly built three bedroom semi-detached home located on the outskirts of Alford village. Designed and finished to a high standard and offered with the remainder of a 10 year New Build warranty, 1 Field Cottages boasts bright and airy living spaces over two floors. The current owners have added their own distinctive stamp and personality throughout. This inviting home blends modern comforts with personalized decorative touches, creating a warm and unique living environment.

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 Bosh appliances, three bedrooms, en-suite to principle bedroom, and a modern family bathroom. Externally, the private south/east facing rear garden offers a lawn and patio area perfect for relaxation. To the front, a large gravel driveway provides off-street parking for several cars.

Alford 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, Alford 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.



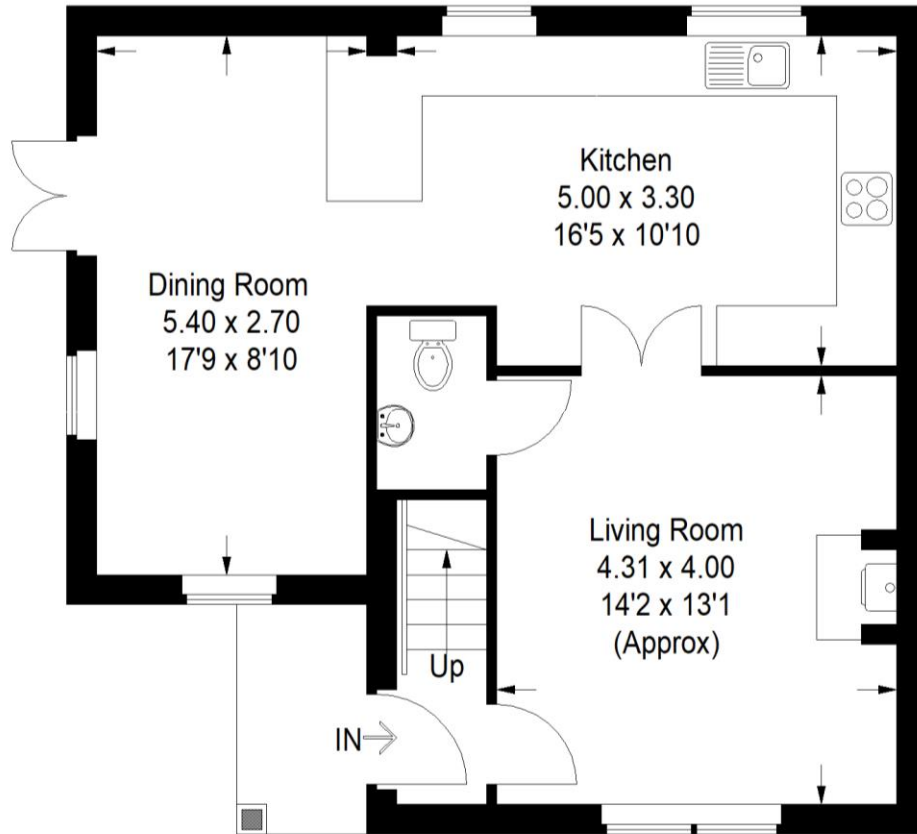




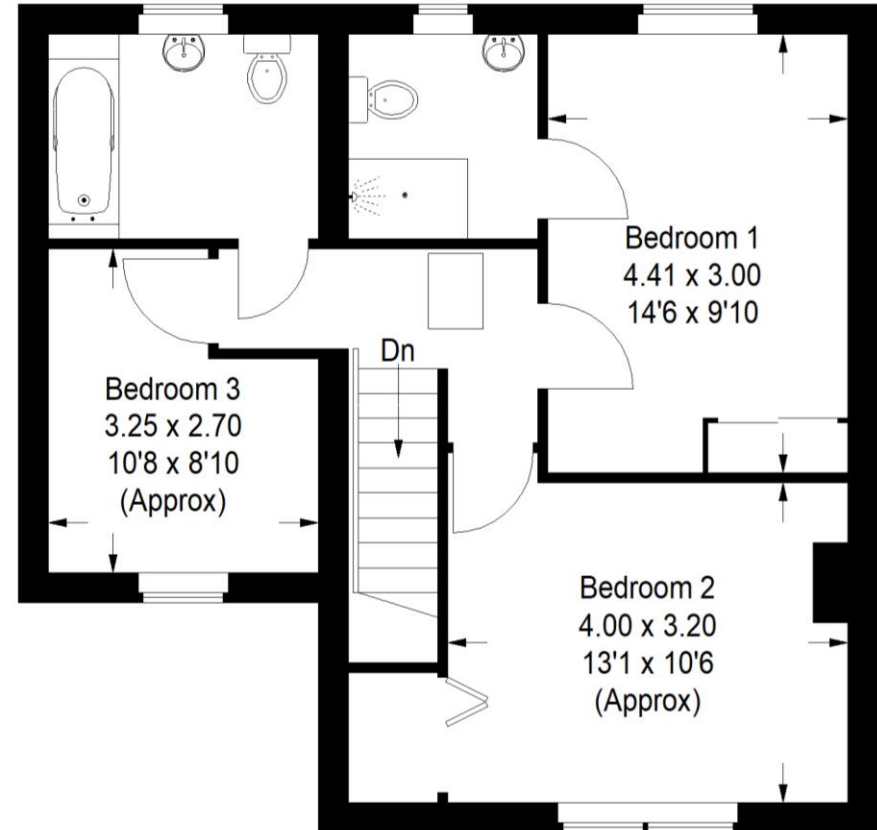
# Dunsfold Road, Alfold



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



**Ground Floor**



**First 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 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.

