



4 Littlefield Cottages, Littlefield Common, Guildford, Surrey
GU3 3HH

CLARKE  GAMMON

4 LITTLEFIELD COTTAGES, LITTLEFIELD COMMON, GUILDFORD SURREY GU3 3HH

Freehold

Delightful location situated on Littlefield Common

Large living area

Driveway parking and carport

Generous outbuildings and storage

Close to local amenities and transport links

Spacious accommodation situated over two levels

Four bedrooms

Large garden plot of approximately 120ft

Potential to extend and improve (STTP)

No onward chain



A spacious home situated in a tranquil location on Littlefield Common, only moments from the local amenities and excellent transport links.

THE PROPERTY

Set within a delightful location on Littlefield Common, this is a substantial four bedroom semi-detached family home offers spacious and adaptable accommodation throughout.

Accessed via the entrance hall the accommodation comprises a large living/dining area, sitting room/snug with feature fireplace and aspect to the common at the front, a kitchen with access to a large conservatory, overlooking the garden. Furthermore, there is a large utility room and shower room on the ground floor. On the first floor there are four bedrooms, with the principal bedroom benefiting from a range of bespoke fitted wardrobes; all of the bedrooms are served by a family bathroom.

The property offers potential to extend subject to the necessary planning consents.



SITUATION

The property is situated down a quiet lane in a rural location only a short drive from Guildford town centre. Guildford offers a wide variety of boutique shops, restaurants and public houses. The A3 is within easy reach providing excellent transport links to London, M25 and south coast. Guildford mainline station and Worplesdon station are close by and offer a regular service to London Waterloo. The rural setting of the property provides excellent walks and is close to local amenities.

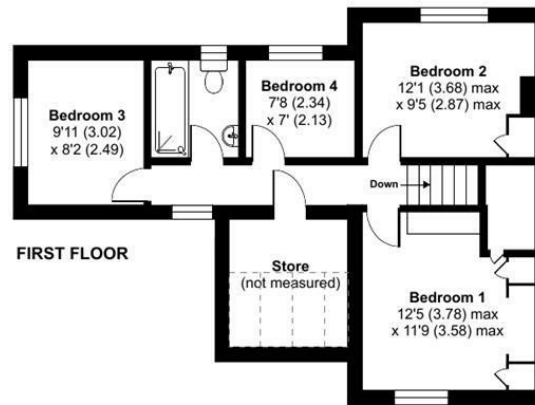
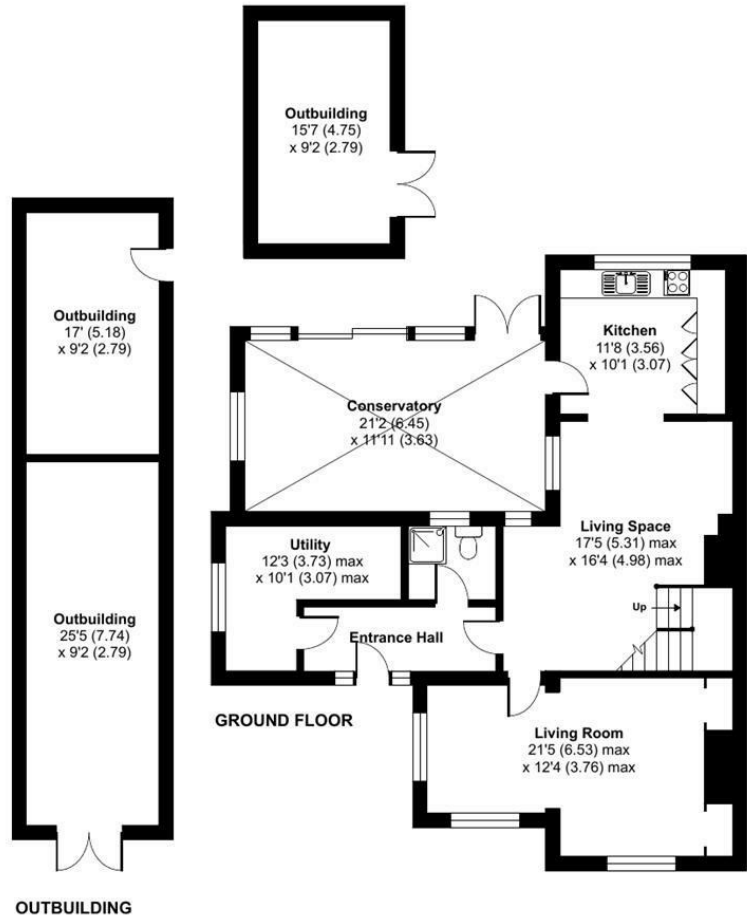
THE GROUNDS

The property is set on large plot with off street parking to the front with a covered carport to the side elevation. To the rear is a patio area ideal for alfresco dining and large garden extending to approximately 120ft, predominately laid to lawn and benefiting from a range of established borders and shrubbery, all backing onto surrounding woodland. The garden benefits from a number of outbuildings and storage spanning some 550sqft.

Littlefield Common, Guildford, GU3

Approximate Area = 1649 sq ft / 153.2 sq m
 Outbuilding = 556 sq ft / 51.6 sq m
 Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating

14th June 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1111961

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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE
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