

# Venzers Barn & Cottage, Puttenham, Guildford, Surrey

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For identification purposes only. Please refer to the Land Registry title plan.





An **incredibly rare opportunity** to buy two adjoining properties plus associated outbuildings in the heart of this superb village offering scope for updating or development potential.

Summary of accommodation

Venzers Barn

Hall | Vaulted reception room | Dining room | Kitchen | Study area  
Further reception room/bedroom five | Cloakroom/utility room

Principal bedroom with en suite shower room and dressing room  
Three further bedrooms | Family bathroom

Venzers Cottage

Hall | Kitchen leading through to conservatory | Sitting room  
Bedroom | Shower room | Separate garden room/store | Small paved garden

Venzers Studio

Storeroom | Shower room | Kitchenette | Bedroom

Outbuildings

Former indoor pool with changing room and cloakroom | Double garage | Paint store and painter’s studio

In all about 0.68 acres

Distances

A31 0.9 miles, A3 1.3 miles, Guildford Station 4.7 miles (London Waterloo from 37 minutes), Guildford 5.3 miles, Godalming 5.5 miles  
Godalming Station 5.9 miles (London Waterloo from 46 minutes), Farnham 7 miles, M25 14.6 miles, Heathrow 31 miles (via the M25)  
Central London 34.5 miles Gatwick 39 miles (via the M25)  
(All distances and times are approximate)



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## The property

Owned by our clients' family since the early 50's Venzers Barn and Cottage is set in the heart of this thriving village. Set away from the narrow village road, the property occupies a lovely central location with access to the village tennis court and children's playground.

Now offering an incredible opportunity for an incoming purchaser to either update what is already a characterful barn, or potentially consider a redevelopment of the entire site. It is important to point out that any changes would be subject to planning permission.

## Situation

Venzers Barn and Cottage lies within close proximity to local amenities including the church, village pub and a highly praised village school. The surrounding area is renowned for its lovely countryside perfect for walking, cycling and riding and although Puttenham is a quintessential English village, there is fast access via the A3/A31 into Guildford with its wide range of facilities including excellent shops and restaurants.







Guildford mainline station provides a regular service to London Waterloo with trains taking from 34 minutes. Godalming is 5.5 miles to the southeast and also provides a good range of amenities including Sainsbury's and Waitrose supermarkets.

There is an excellent choice of schools in the area including Charterhouse and Prior's Field in Godalming and Aldro in Shackleford.

### Services

We are advised by our clients that the property has all mains services.

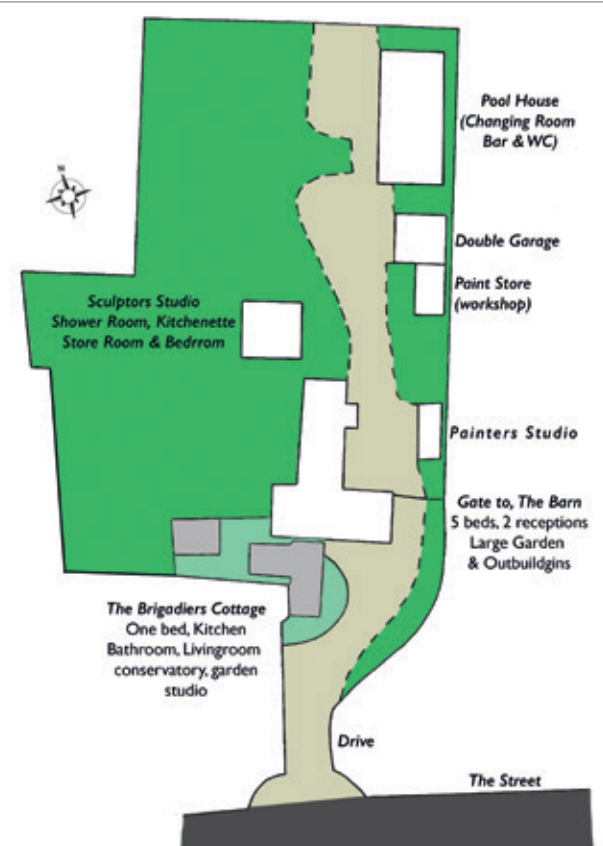
### Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

## Venzers Barn

Approximate Gross Internal Floor Area  
2,388 sq ft / 213.00 sq m (barn house only)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.







# Venzers Cottage

Approximate Gross Internal Floor Area

495 sq ft / 46 sq m

Garden Room: 128 sq ft / 12 sq m

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Ground Floor





## Viewing

Viewing is strictly by prior appointment through Knight Frank.

## Directions (GU3 1AU)

**what3words:** ///spaceship.pigs.tender

From Guildford, take the A31 westbound exiting at the junction signposted Godalming and Puttenham. At the T-junction, turn left and then shortly afterwards turn right into The Street. Continue through the village and the driveway to Venzers Barn will be found on the right hand side just before Keston Cottage (number 86). Proceed down the drive to the gate to Venzers Barn.

## Property information

**Tenure:** Freehold  
**Local Authority:** Guildford Borough Council: 01483 505050  
**Council Tax:** Venzers Barn - Band H  
Venzers Cottage – Band B  
**EPC Rating:** E for both properties



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated February 2025. Photographs and videos dated Various dates.  
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