



2 Linden Cottage, Compton, Guildford, Surrey.





Property Description

Guide Price: £580,000

Filled with character and immaculately presented, this charming semi-detached cottage boasts a rural outlook, overlooking fields in the picturesque village of Compton, just 3 miles from Guildford.

The cottage is conveniently located for the very best of both town and country living. The pretty, walled front garden leads you by the path to the front door of the cottage. Internally, the cottage provides a warm and welcoming sitting room adorned with a feature fireplace and custom-built storage. The sitting room leads into a traditional, well-appointed kitchen/dining room, continuing the authentic historical feel your eye is drawn to a focal fireplace. A splendid 25ft garden/reception room (currently utilised as an office with a utility cupboard and WC) adds a tasteful contemporary touch to the ground floor. This wonderful room overlooks and opens out onto the rear garden.

On the first floor, you will find two double bedrooms and a family bathroom.

The cottage has recently been updated and has been maintained and decorated to a high standard by our clients. Although the cottage does not have private parking, our clients park almost opposite the cottage on Eastbury Lane.

Compton is known as “The Artist’s Village” because of its historical connections to the fine arts through acclaimed Victorian artist G F Watts, whose legacy is the renowned Watts Gallery and the unique and fascinating Watts Cemetery Chapel. Yet Compton today is a lively and friendly community, whose activities include the Compton Little Theatre, the Compton Club (for socials and other activities from dance to yoga), a thriving Village Hall, not to mention the renowned Withies Inn. There is an excellent choice of state and private schools within the area.

Farncombe station is 2 miles away, for services to London Waterloo in less than an hour. By car, London, the South Coast, Heathrow and Gatwick airports are all within an hour’s drive. Guildford has a great shopping centre and a wealth of history, with the old market town of Godalming on the River Wey, less than 3 miles distance.

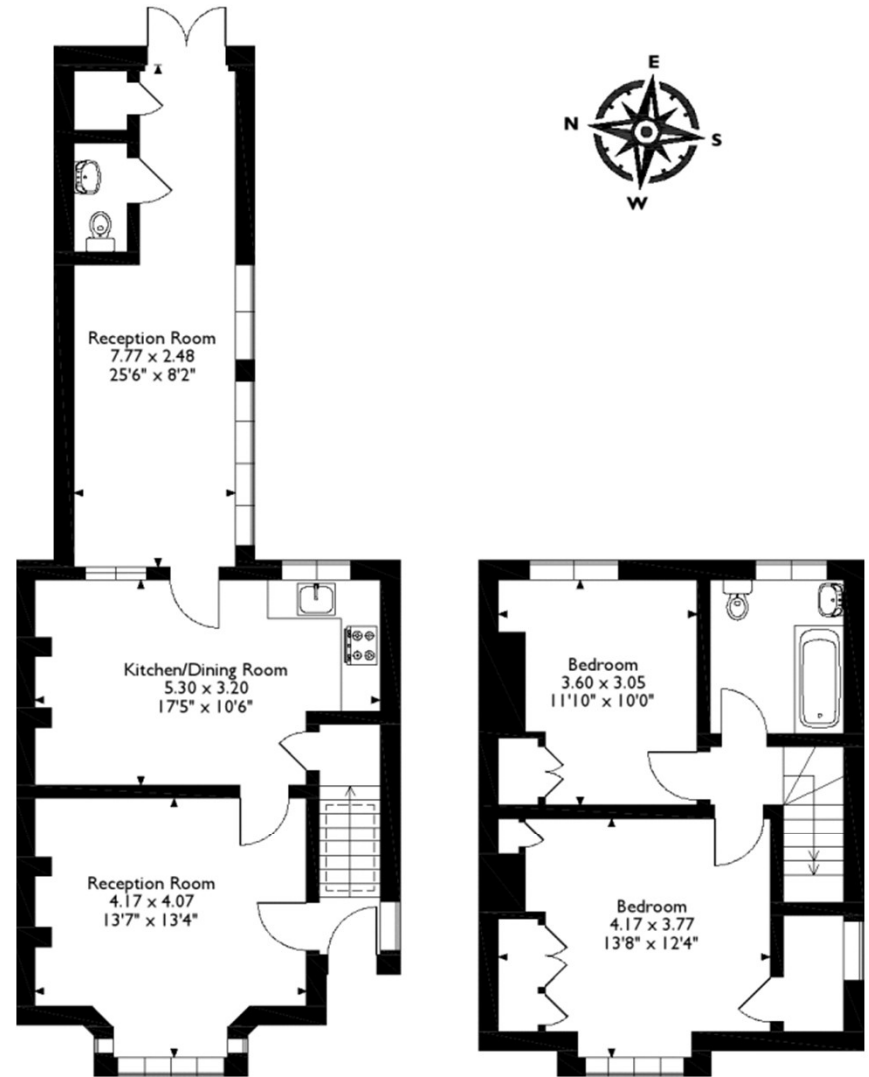


Council tax band: E; Tenure: Freehold; EPC rating: D.





Approximate Gross Internal Area
94 Sq M/1013 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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.

