



Byways, Down Lane, Compton, Surrey, GU31DN





Double fronted detached family home  
 Village location overlooking fields  
 4 bedrooms  
 Sitting room and separate family room  
 23ft kitchen/dining room with bi fold doors to the garden  
 South facing garden  
 Garden office/studio  
 Garage with attached workshop and off road parking  
 Planning permission to extend  
 Freehold. Council tax band G.EPC rating D.

Situated in the sought after village of Compton with views over open fields to the front, Byways is an attractive double fronted detached family home with planning permission to extend if required, superbly presented by the current owners.

On the ground floor the property benefits from a rear aspect sitting room with wood burning stove, a separate family room and an impressive 23ft bespoke fitted kitchen with integrated appliances, quartz worktops and bi fold doors opening onto the garden. Upstairs, there are four bedrooms and a high quality family bathroom with free standing bath and walk in shower.

To the front of the property there is a garage with an attached workshop to the rear. This is approached via a gravel driveway providing off road parking for several cars, bordered by lawn and shrub borders and mature hedging.

To the rear, there is a good-sized garden which enjoys a high degree of privacy. A large area of lawn with mixed shrub borders, mature hedging and trees leads to a garden office / studio.

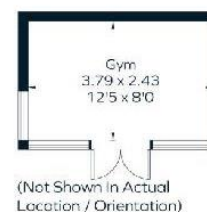
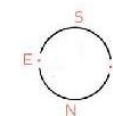
Compton village is nestled amidst picturesque open farmland, surrounded by the breathtaking landscapes of the Surrey Hills, designated as an Area of Outstanding Natural Beauty. For commuters, the A3 serves as the primary north/south route, linking London and the south coast, with easy access to the M25 for Heathrow and Gatwick airports. Guildford train station, a short drive away, offers frequent mainline rail connections to London.







Approximate Floor Area = 164.5 sq m / 1771 sq ft  
 Outbuildings = 29.1 sq m / 313 sq ft (Including Garage)  
 Total = 193.6 sq m / 2084 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only.



Chantries  
& Pewleys

ESTATE AGENTS

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.