



Martins Wick

Hogs Back | Puttenham | Guildford | GU3 1AQ

£950,000



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Martins Wick is a spacious four-bedroom semi-detached family home, including three reception rooms, a kitchen/breakfast room and three bathrooms. The property further benefits from a garage and off-street parking, while the attractive rear garden enjoys a south-facing aspect and stunning views over the Downs.

- 4 bedroom semi-detached family home
- Stunning views over the Downs
- Garage and off-street parking
- 3 bathrooms
- Welcoming reception hallway
- Kitchen/breakfast room and 3 Reception rooms

Reception Hall

20'1 x 10'2 (6.12 x 3.10)

The reception hall welcomes you with its spacious and inviting atmosphere, featuring access to the sitting room, kitchen, and dining room. It sets a warm tone for the home with its tasteful decor and practical layout.

Kitchen / Breakfast Room

14'1 x 10'9 (4.29 x 3.25)

The kitchen/breakfast room is a practical and well-equipped space. It features a central breakfast bar and ample storage, with windows overlooking the front.

Sitting Room

24'3 x 16'4 (7.39 x 4.95)

The sitting room is a generously sized and comfortable space, perfect for relaxation or entertaining. It has large windows that let in plenty of natural light and offer views over the garden, enhancing the room's bright and airy feel.





Dining Room

15'3 x 14'3 (4.65 x 4.34)

The dining room provides an elegant setting for family meals or entertaining guests. It opens onto the garden, allowing easy access to outdoor dining and entertaining spaces. The room is spacious, with ample natural light from two sides.

Conservatory

12'2 x 9'1 (3.71 x 2.77)

The conservatory is a charming addition to the home, offering a bright and peaceful space to enjoy views of the garden. It provides a lovely setting for relaxing or informal entertaining and leads out into the garden and garage.

Bedroom 1

18'3 x 14'0 (5.57 x 4.27)

Bedroom 1 is a spacious retreat with large windows that offer plenty of natural light and views over the rear. It includes built-in storage, making it a practical and comfortable space. The ensuite bathroom consists of a bath, low level WC and hand wash basin.

Bedroom 2

15'5 x 14'1 (4.70 x 4.29)

Bedroom 2 is a generous double room featuring built-in wardrobes that provide excellent storage. Bright and comfortable, it benefits from natural light through its large window overlooking the garden.

Bedroom 3

10'8 x 10'4 (3.25 x 3.15)

Bedroom 3 is a well-proportioned double room with a window overlooking the front.

Bedroom 4 / Study

11'8 x 10'2 (3.55 x 3.11)

Bedroom 4 / Study provides a versatile space that can be used as a bedroom or a home office.

Bathroom

The family bathroom is a spacious and stylish room featuring a bath, sink, and toilet. It benefits from a large skylight window.

Shower Room

The ground floor shower room is bright and practical with a corner shower, toilet, and sink. It is decorated in neutral tones and offers convenience for guests and family alike.

Garage

18'3 x 11'3 (5.56 x 3.44)

The garage is a spacious single bay with an external door for garden access. It provides practical storage and parking space, conveniently located adjacent to the conservatory and garden.

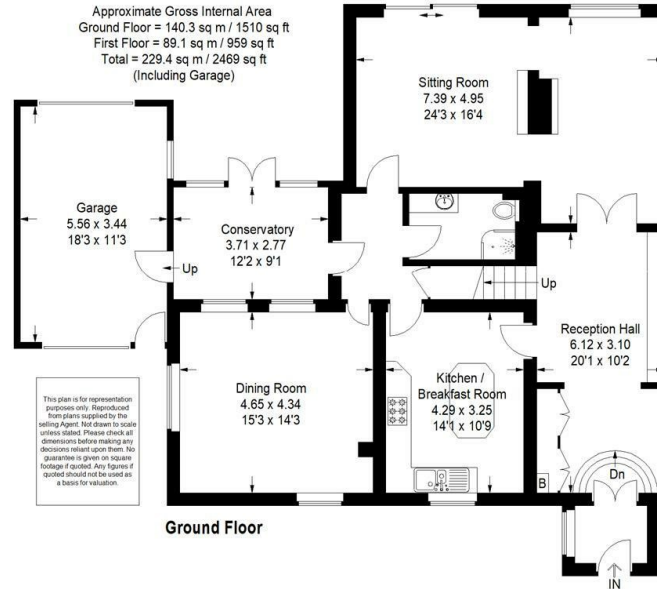
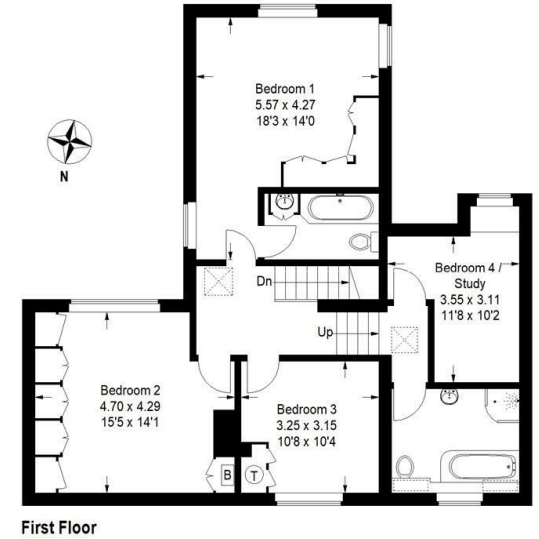
Rear Garden

The rear garden is a delightful and spacious area that offers a mixture of paved terraces and well-maintained lawn. It features mature shrubs and flower beds, creating a tranquil outdoor space with stunning south facing views over the Downs, perfect for relaxing or entertaining.



Martins Wick, Puttenham

Approximate Gross Internal Area
Ground Floor = 140.3 sq m / 1510 sq ft
First Floor = 89.1 sq m / 959 sq ft
Total = 229.4 sq m / 2469 sq ft
(Including Garage)



Council Tax Band F

EPC Rating F

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	38
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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