



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,725,000

The Bricklayers House, The Common

Dunsfold, GU8 4LJ

In the heart of the village conservation area, only 100 metres from the village shop and 300 metres from the pub and cricket pitch, set back across the common from the road - a substantial detached family house of approximately 4,500 sq ft, (including the annexe and garage), with excellent entertaining areas and a self-contained annexe, set within a lovely secluded 0.3 acre garden

PROPERTY SUMMARY

The Bricklayers House was built in the mid 1800's and for many years served as one of the village's pubs, hence its name, and it was converted to a family home in the mid 1990's. Recently modified, extended and modernised the house now provides excellent family orientated accommodation, with a particularly large ground floor, ideal for entertaining. An entrance porch leads to a very large and welcoming reception/dining hall with original bar, and this leads through to the amazing kitchen/family/dining room which has two sets of large bi-fold doors to the garden. There is a very cosy sitting room with open fire, a large family/games room again with bi-fold doors to the garden, a study and a cloakroom. Also on the ground floor there is a very useful ground floor bedroom with en suite shower room. On the first floor there are four bedrooms and three bathrooms, including two suites. Outside there is a large barn/garage, which used to be the village fire station, with a self contained annexe at the rear incorporating a bed/sitting room, kitchen area and shower room. There is a new oil storage tank, boiler and heating system. The garden provides a lovely tranquil setting with seating and entertaining terraces, lawns and lovely shrubs. In all about 0.3 acres.



5



4



3







The Bricklayers House stands in a central position on the common in the heart of the Dunsfold village conservation area and is one of the village's landmark picturesque period houses. Within 100 metres there is a village store and Post Office, and the popular pub and cricket green are 300 and 400 metres away respectively. There are many nearby country footpaths leading out from the village into the unspoilt surrounding countryside providing lovely country walks and rides, and the village is surrounded by farms and fields providing a truly rural atmosphere with prevailing sounds of cows, sheep and birdsong. There are comprehensive shops in Cranleigh (4 miles), Godalming (6 miles) and Guildford (10 miles). There are main line stations at Milford, Godalming, and Guildford and popular schools at Cranleigh, Godalming and Guildford.







Village shop - 120 metres

Village pub - 250 metres

Cranleigh - 4 miles

Godalming - 6 miles

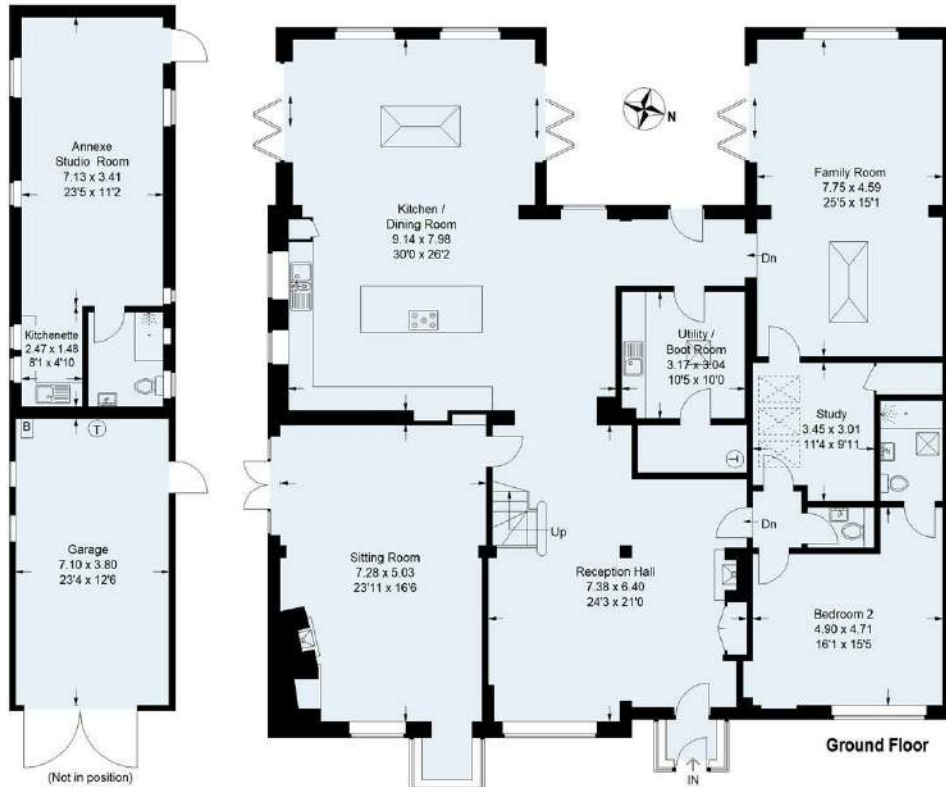
Guildford - 10 miles



DIRECTIONS

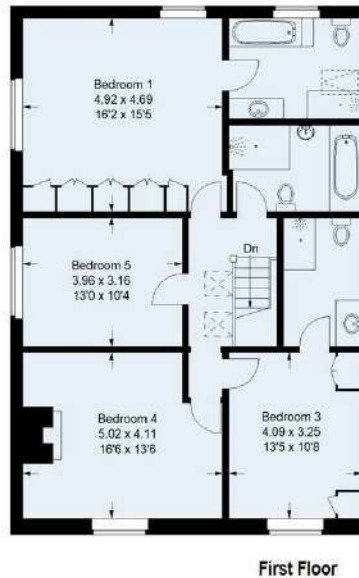
From Godalming take the B2130 Brighton Road out of town and continue through Hascombe village and turn right at the end of a long straight into Dunsfold Common Road. Carry on into Dunsfold village, passing the duck ponds and the turning to Shoppe Hill and turn right into the village car park on the common, where The Bricklayers House will be seen straight ahead of you.

The Common, Dunsfold



Approximate Gross Internal Area
Ground Floor = 253.0 sq m / 2722 sq ft
First Floor = 104.2 sq m / 1122 sq ft
Total (Main House) = 357.2 sq m / 3844 sq ft

Garage = 27.0 sq m / 291 sq ft
Annexe = 34.0 sq m / 366 sq ft
Grand Total = 418.2 sq m / 4501 sq ft



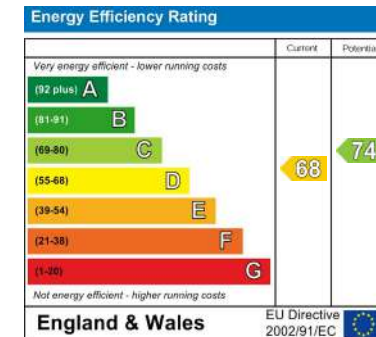
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

LOCAL AUTHORITY
Waverley

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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