

ROSS COTTAGE

Compton



**Chantries
& Pewleys**

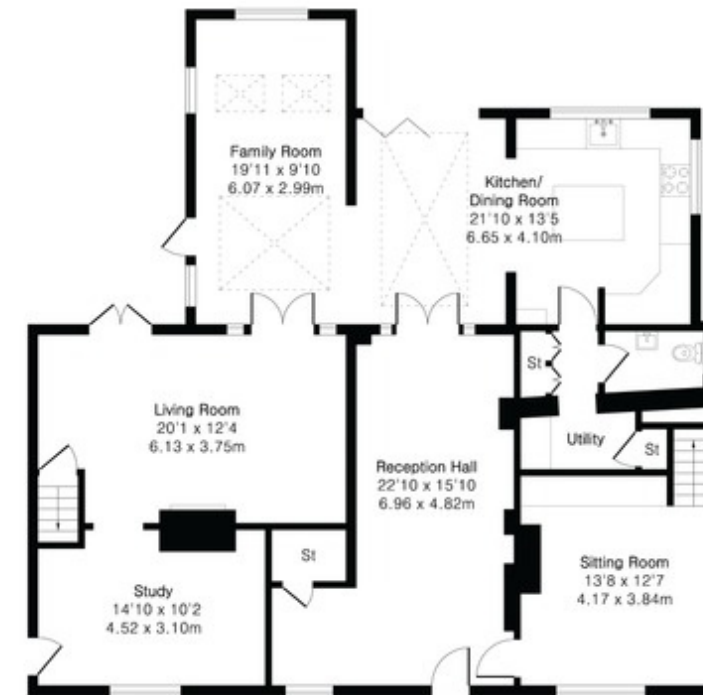
ESTATE AGENTS



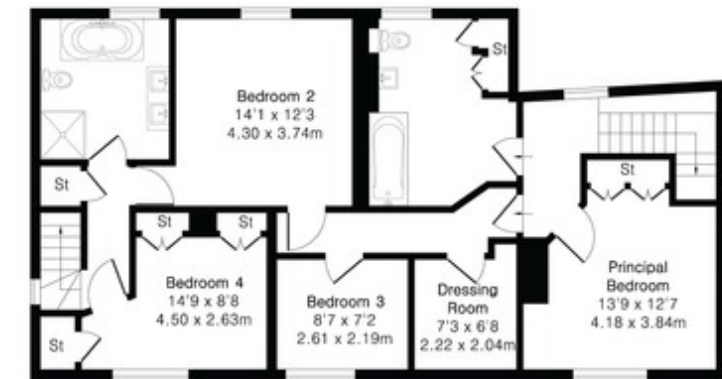
Approximate Gross Internal Area 2470 sq ft - 229 sq m

Ground Floor Area 1529 sq ft - 142 sq m

First Floor Area 941 sq ft - 87 sq m



Ground Floor



First Floor

AT A GLANCE

Period village home of approximately 2,500 sq ft

Four bedrooms and two bathrooms

Extended kitchen / dining room with central island

Garden room linking inside and outside spaces

Separate living room and additional sitting room

Study

Large reception hall

Principal bedroom with dressing room

Landscaped rear garden with open views

Established village position

Tenure: Freehold. Council Tax Band: G





FROM THE AGENT



"Ross Cottage is a house that gives equal attention to day-to-day practicality and combines modern day living with a wealth of character. The kitchen, garden room and outside terrace form the centre of the house and can be used in a variety of different ways if required. While the separate living spaces mean the layout still works when everyone wants to do something different.

Outside, the large landscaped garden opens onto an unusually wide outlook across the adjoining open meadow and beyond, which adds privacy to an already delightful setting". Andrew Blagden - Chanceries and Pewleys

Andrew

Andrew Blagden,
Associate





From the kitchen, the house opens directly into the glazed garden room. Exposed timbers, roof glazing and full-height doors create a calming atmosphere, bringing in changing light throughout the day and connecting with the garden. There is enough space here to sit, whether doors are open onto the terrace in summer or the room becomes a quieter retreat through colder months, and it is open plan to the family room.

Beyond the main entertaining space, the house offers a series of separate rooms that provide versatility. The principal living room is generous in scale and centred around exposed beams and a fireplace, creating a room that works equally well for larger gatherings or quieter evenings.

A second sitting room provides useful separation and flexibility depending on how the house is used. The reception hall itself becomes more than circulation space, creating a practical centre point between the different parts of the house. Positioned away from the main entertaining areas, the study offers genuine separation for home working or reading space without borrowing from bedroom accommodation. The family room adds another adaptable room and could evolve over time depending on requirements.

LIVING SPACES



KITCHEN & BREAKFAST ROOM

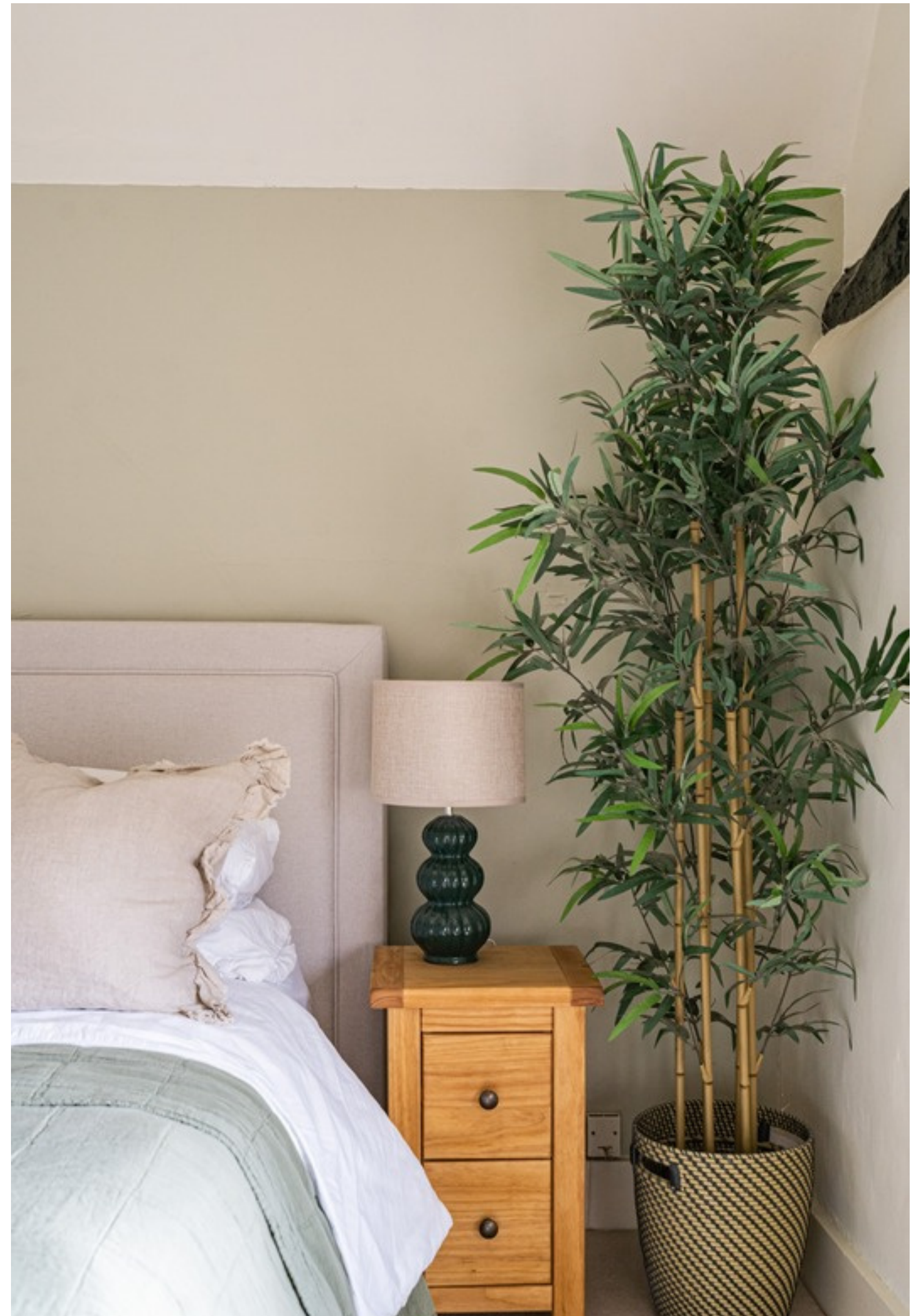
The kitchen has been arranged around a central island with extensive cabinetry, wide work surfaces and enough room for everyday use without becoming over-scaled. A large sink positioned beneath the window keeps the room connected to the garden and outlook beyond.



BEDROOMS & BATHROOMS

The first floor is arranged with four bedrooms. The principal bedroom sits quietly to one side of the house and has an adjacent dressing room, creating a degree of separation from the remaining accommodation. The room benefits from exposed character details and enough floor space for furniture beyond the essentials.

There are two staircases which enables flexible use and access to the first floor rooms. Bedrooms two and four are both comfortable doubles, while the remaining bedroom works equally well as a nursery, guest room or additional study. There are two bathrooms, including a larger family bathroom fitted with freestanding bath and separate shower.



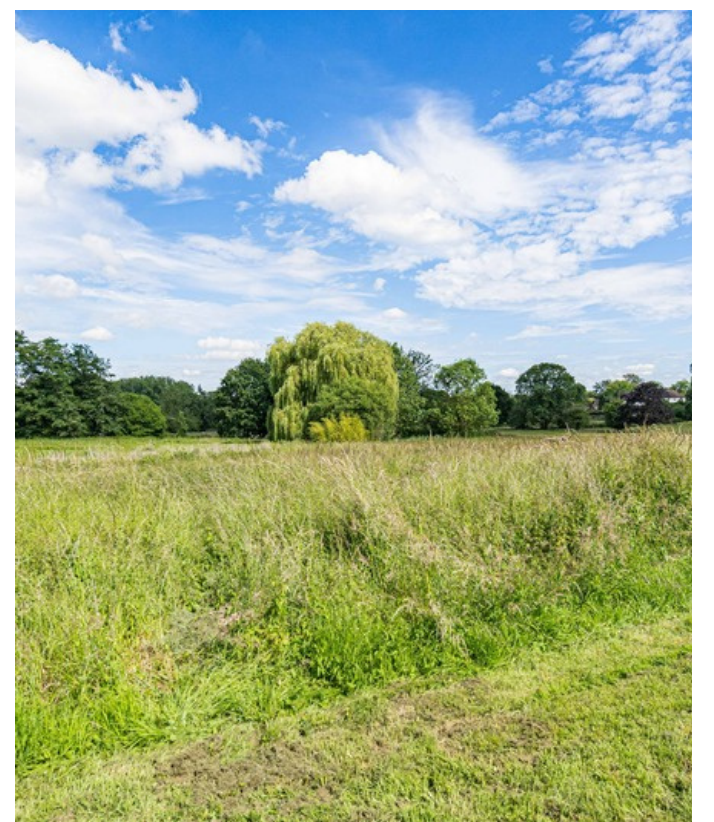
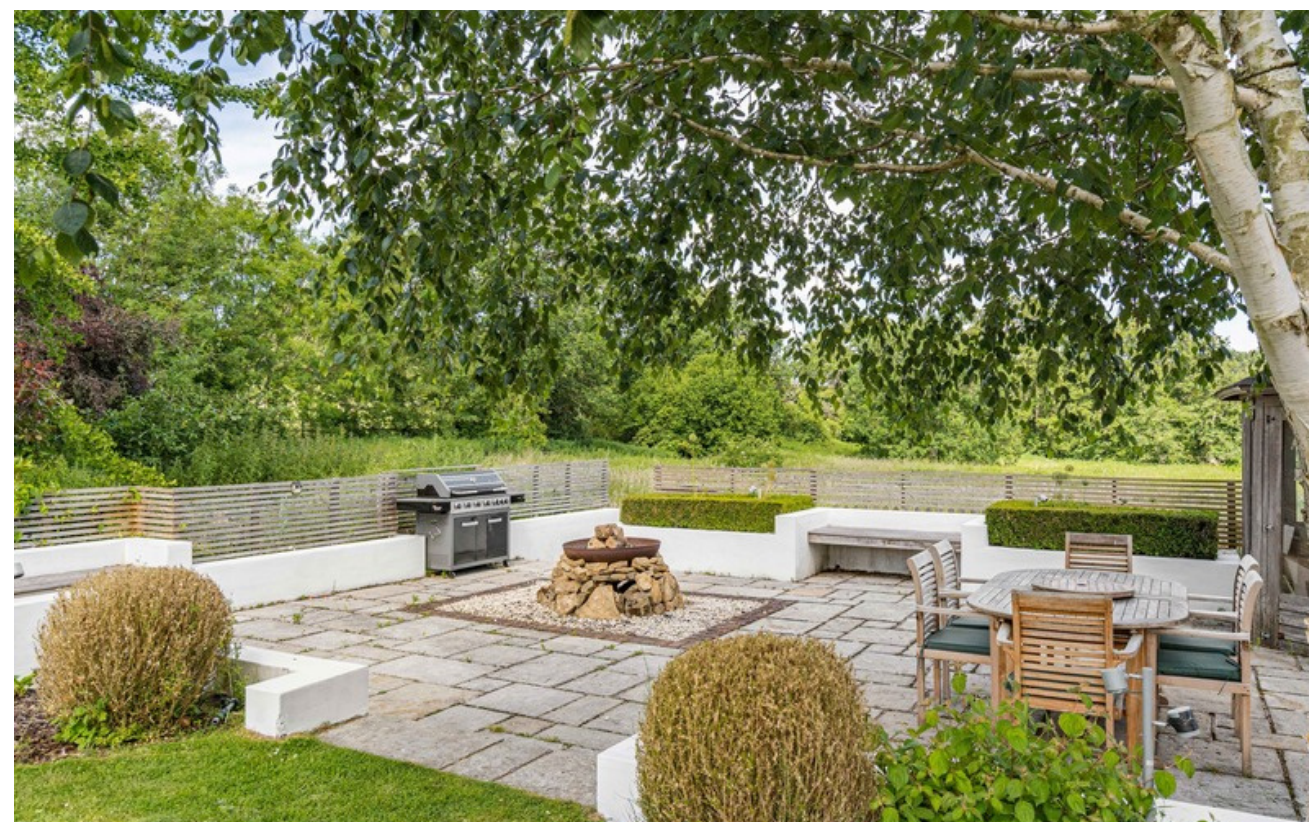




Set within an established village position amongst other period homes the traditional Bargate stone elevations with iron stone decorative galletting and mature approach sit comfortably within the street scene. To the rear, the outlook changes completely, opening onto uninterrupted meadow views that create a completely unspoilt rural scene.

The rear garden has clearly been designed around how it is used rather than simply appearance. Large paved terraces create distinct areas for dining, sitting and outdoor entertaining, connected by planted borders and pergola walkways that draw the eye through the plot. Mature trees soften the setting and create natural shade across parts of the extensive lawn. Beyond the formal garden, the outlook opens onto meadow and has views up to the Hog's Back.

Compton is a pretty Surrey village and is surrounded by miles of open countryside. There is quick access onto the A3 and the nearby village of Farncombe provides, shops, schools, doctors surgery and a mainline station to Waterloo.





 Chantries & Pewleys

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