



POND COTTAGE
THE COMMON, DUNSFOLD, SURREY



A QUINTESSENTIAL VILLAGE HOUSE

ACCOMMODATION

Entrance hall | Sitting room | Dining room | Study | Kitchen | Cloakroom

Principal bedroom with en suite dressing room and bathroom

Two further bedrooms | Family bathroom

Garage with store | Brick outhouse

Pretty cottage garden

SITUATION

Pond Cottage sits in the centre of the picturesque village of Dunsfold, the common which offers a shop, post office, public house, cricket green and a 12th century church.

This part of Surrey is renowned for its accessibility to Central London, yet at the same time offering some of the prettiest countryside in England.

There is an outstanding selection of schools in the area, including Charterhouse, St Hilary's, Priors Field, Aldro, Cranleigh School, St Catherine's, Highfield, The Royal Grammar and Guildford High amongst many others. Godalming has a good 6th form college.

Recreational opportunities include golf at several local clubs, including Liphook, Old Thorns, Bramley, West Surrey, Hurtmore and Chiddingfold. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

Distances: Godalming 6.4 miles (London Waterloo from 43 mins), Haslemere 9.3 miles (London Waterloo from 57 mins), Guildford 10.5 miles (London Waterloo from 36 mins), Cranleigh 4.7 miles, Central London 41.6 miles

Roads: A3 Milford 7.4 miles, M25 (Wisley Junction 10) 19 miles

Airports: London Heathrow 32miles, London Gatwick 26.4 miles

(Distances and times approximate)



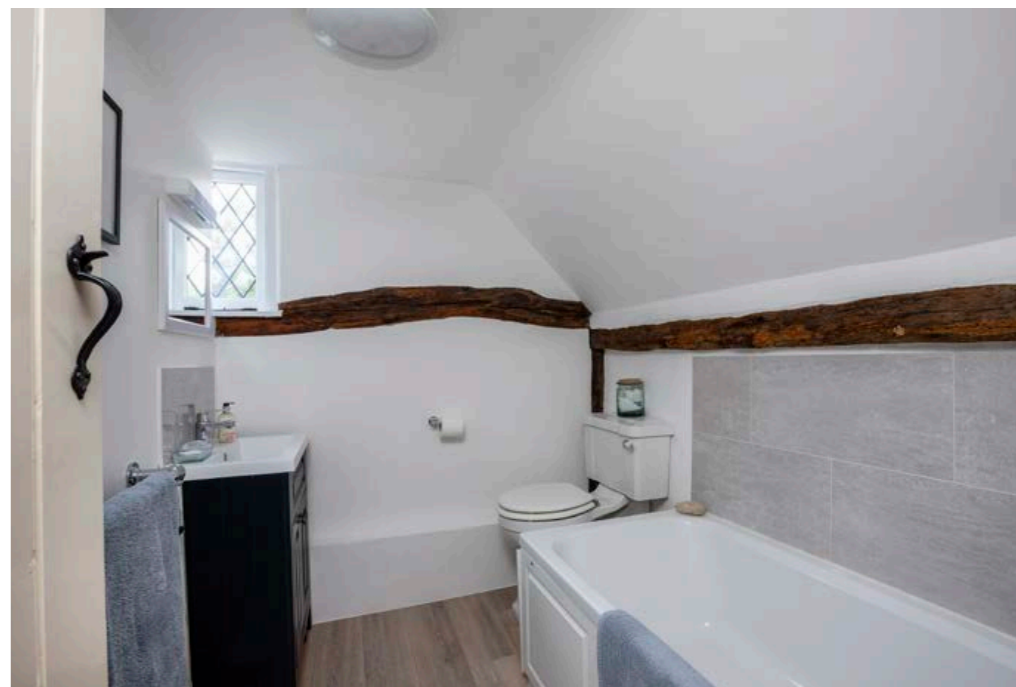
POND COTTAGE

Pond Cottage is the most picturesque cottage overlooking one of the village's ponds and the common beyond. The house, we understand, dates back to the late 17th century and is Grade II listed and set within a Conservation Area.

The cottage has been well maintained, whilst much of the character has been retained. In the sitting room is a lovely inglenook fireplace with beams to both the ceiling and walls with a small study off. The front part of the cottage clearly is the oldest part and the wall beams are very evident again on the first floor. Off the hall is also the dining room with the kitchen beyond.

On the first floor is the principal suite with a further two bedrooms and family bathroom.

Pond Cottage really does provide a most charming village cottage, suitable either for a family or as a weekend home.





OUTBUILDINGS

Adjacent to the front of the house is the single brick and timber garage having a store within. Situated to the rear, adjacent to the courtyard is a charming brick-built outhouse with a tiled roof.

GARDEN AND GROUNDS

Pond Cottage is approached into a gravel driveway fronting the garage. The rear gardens are principally laid to lawn interspersed by well-stocked and colourful flower and shrub borders, with fruit trees beyond. This area is enclosed by high level hedging, affording a great deal of privacy. A side lawn extends around to the rear courtyard area which is the most wonderful sun trap. This is fronted by a brick wall, again providing a wonderful private area.

The gardens of Pond Cottage are a feature being both mature and offering a private location, yet in the village centre.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity and drainage with oil fired central heating.

Local Authority: Waverley Borough Council - 01483 523333

Energy Performance Certificate: Rating: Band E

Council Tax Band: A

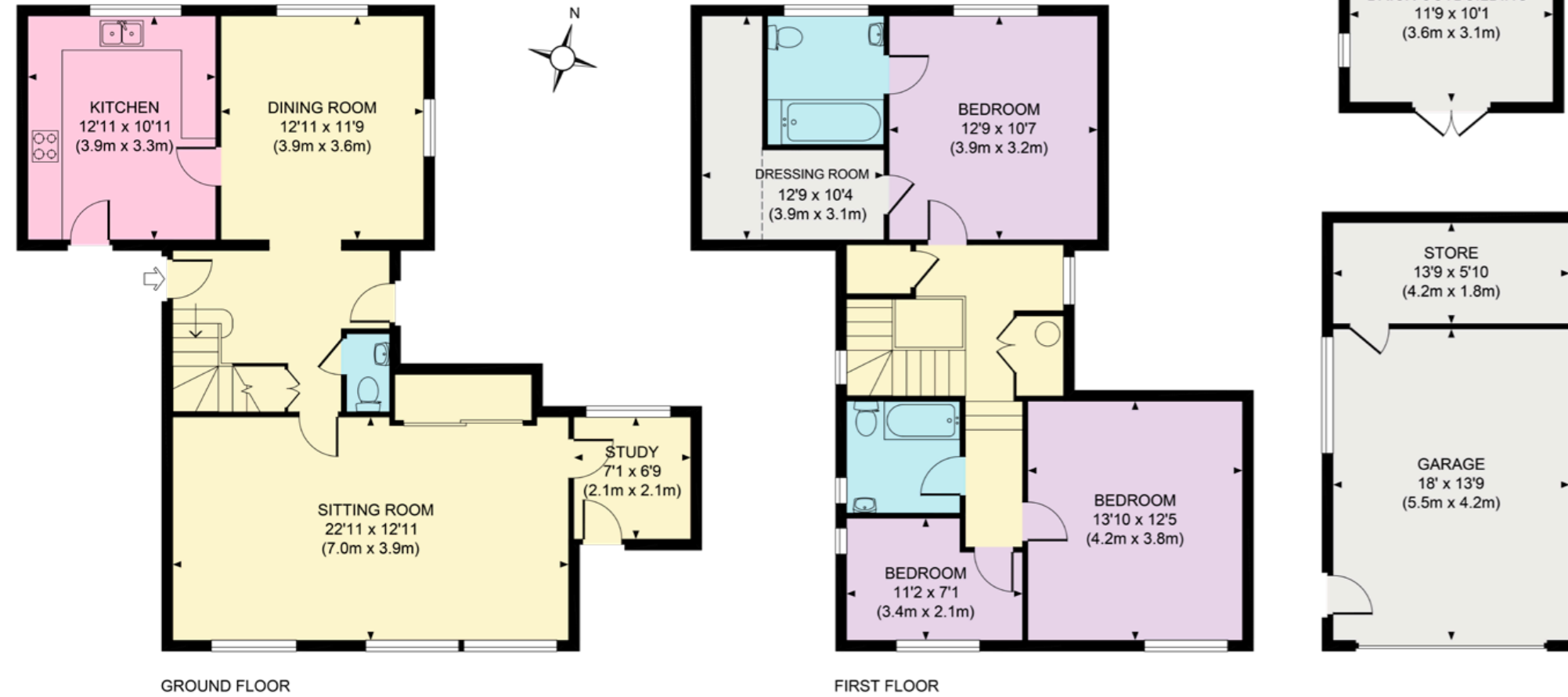
Tenure: Freehold

What3Words: tall.hears.freshest

Directions (Postcode: GU8 4LE)

From Guildford take the B231 towards Horsham, passing through the villages of Shalford and Bramley. After about 5.5 miles having passed Smithbrook Kilns, turn right onto the B2130 signposted Dunsfold. Follow the signs for Dunsfold and proceed into the village. As you pass The Sun public house on your right, take the immediate next right turn and then take the lane to the left-hand side of the public house signposted Oak Tree Lane. Follow this to end where Pond Cottage will be found on the right-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank



Approximate Gross Internal Area
Main House = 1512 sq ft / 140.5 sq m
Outbuildings = 446 sq ft / 41.5 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford, Surrey, GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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