

Sprunks Cottage

Dunsfold, Surrey





A very pretty country house, with a cottage and outbuildings.

Godalming 8 miles (London Waterloo from 43 mins), Haslemere 10.5 miles,
(London Waterloo from 57 mins), Guildford 12 miles (London Waterloo from 36 mins), Milford 8.2 miles (London Waterloo from 47 mins).
(Distances and times approximate).



Summary of accommodation

Entrance hall | Sitting room | Snug/study | Family room | Kitchen/breakfast room | Utility/boot room | Cloakroom

Principal bedroom with en suite shower room | Four further bedrooms | Family bathroom

Ancillary Cottage

Reception room | Kitchenette | Bedroom | Shower room

Outbuildings

Barn style garage | Site of former poultry shed | Further garaging for five cars and log barn

Garden and Grounds

Driveway | Terrace | Lawn gardens | Vegetable garden | Paddock area | Light copse

In all about 2.68 acres

Situation

Sprunks Cottage sits in a wonderful rural position 1.2 miles from the centre of the picturesque village of Dunsfold, which offers a shop, post office, public house, cricket green and a 12th century church.

There is an outstanding selection of schools in the area, including Aldro, St Hilary's, Charterhouse, Priors Field, St Catherine's, Highfield, Cranleigh, 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 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. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

Roads: A3 Milford 8.5 miles, M25 (Wisley Junction 10) 21 miles

Airports: London Heathrow 34 miles, London Gatwick 27.5 miles
(Distances and times approximate)



Sprunks Cottage

Sprunks Cottage is a charming country house, that is believed to date back to the middle of the 18th century. Our clients have tastefully and sympathetically upgraded and extended about 8 years ago.

Whilst the property has undergone significant changes, much of the character has been retained in the original cottage and of note is the lovely inglenook fireplace in the sitting room. Underfloor heating extends through the ground floor, under a combination of clay tiles in the reception rooms, limestone tiles in the kitchen/breakfast room and oak in the family room.

The focal point is the substantial kitchen/ breakfast room that has an outlook straight down the gardens, an electric Aga with a module and Shaker style units with wooden work surfaces. Extending off this is the family room with a triple aspect and again, a lovely outlook.

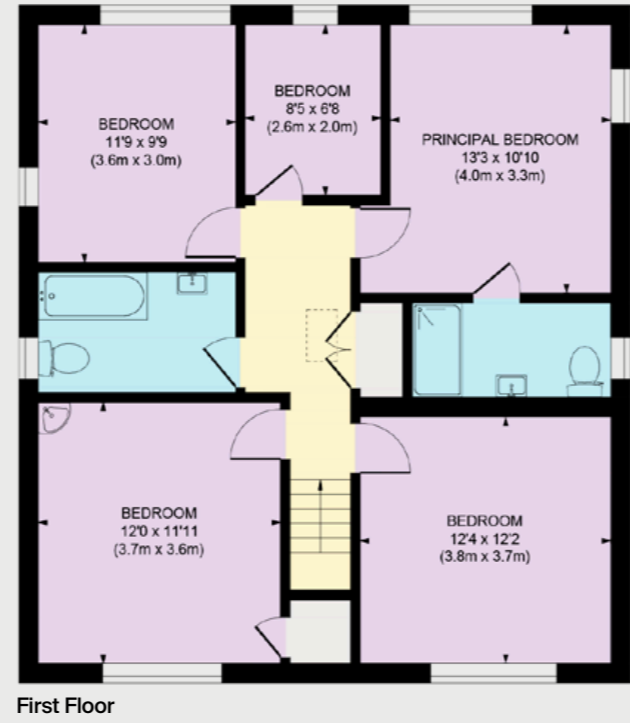
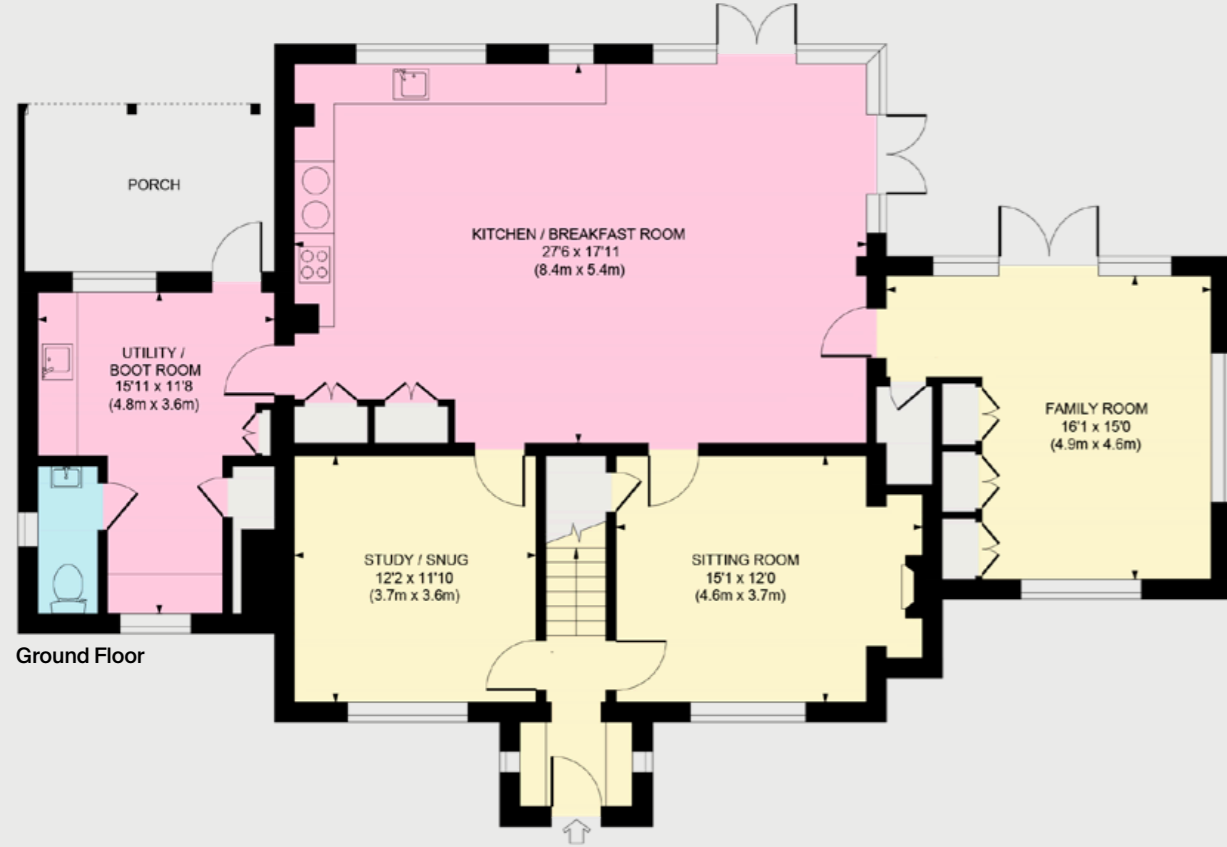
On the first floor is a good balance of bedrooms and bathrooms, with the bedrooms all enjoying a country outlook.



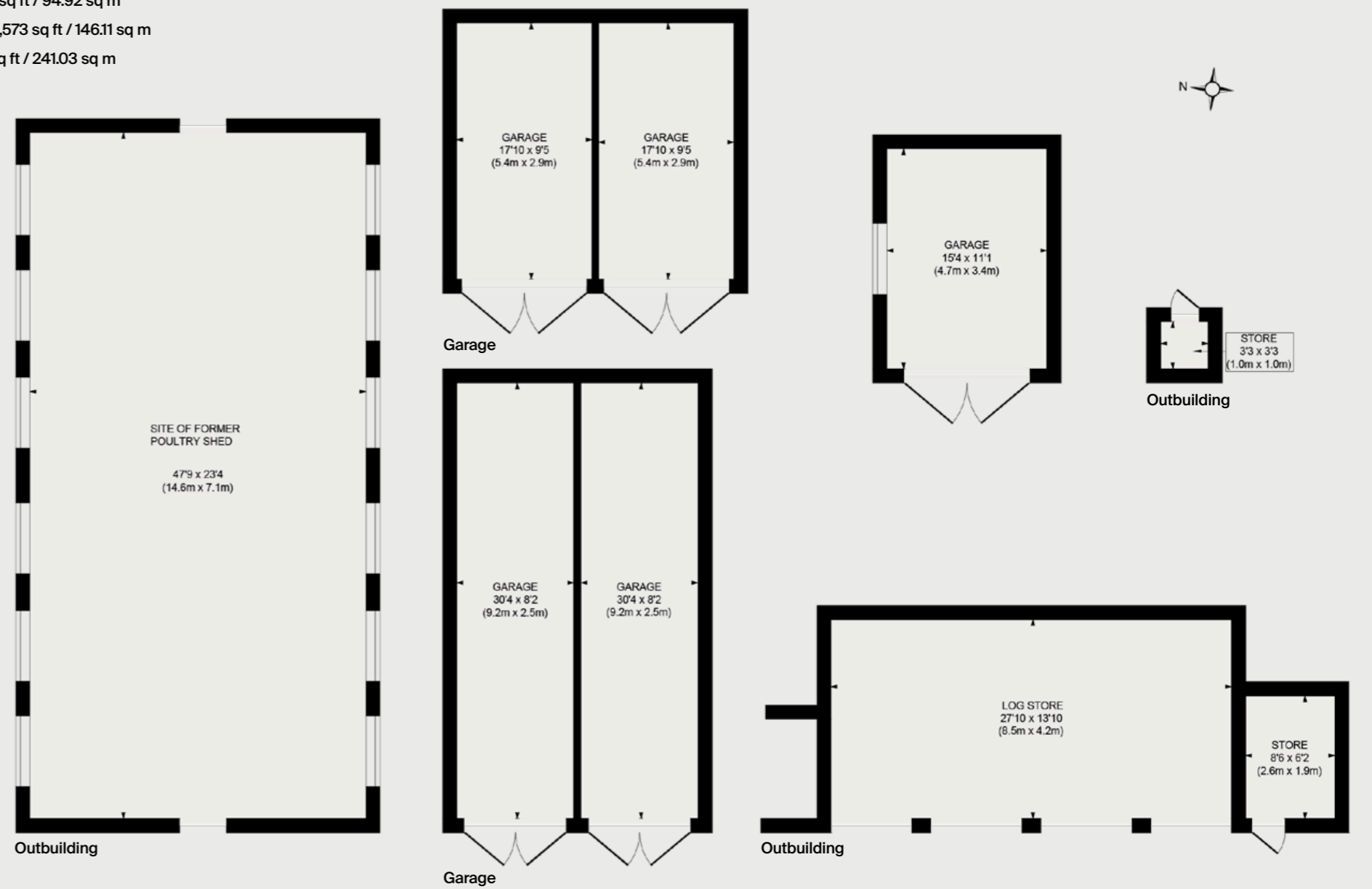


FLOORPLANS

Approximate Gross Internal Floor Area
 Main House: 2,275 sq ft / 211.32 sq m
 Ancillary Cottage: 536 sq ft / 49.76 sq m
 Total: 2,811 sq ft / 261.08 sq m



Approximate Gross Internal Floor Area
 Garage: 1,021 sq ft / 94.92 sq m
 Outbuilding: 1,573 sq ft / 146.11 sq m
 Total: 2,594 sq ft / 241.03 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ancillary Cottage



Ancillary Cottage



Ancillary Cottage



Outbuildings

Adjacent to the house is an oak-framed barn style double garage.

Located outside of the formal gardens is the ancillary cottage comprising a reception room with a kitchenette, a bedroom and shower room. We are advised by our clients that this was converted in 2011.

Beyond the cottage is the site of a former poultry/quail shed. In addition there is a quadruple garage, a single garage and a log barn.

Garden and grounds

The property is approached through double gates into a gravelled driveway that fronts the barn style garaging. Adjacent to this is a Hornbeam hedge with lawns beyond to the front of the cottage.

A brick and paved pathway extends around to the substantial terrace at the rear, with brick retaining walls and flower beds. Extending away is a wide expanse of lawn with a central well and to one side a productive fruit and vegetable garden. Access through a gate leads to a paddock area which is where the ancillary cottage and outbuildings are located. Beyond this is a further paddock area with a light copse.

Planning Permission

Planning permission was granted by Waverley Borough Council on 1st October 2024 (ref: WA/2024/01404), for an extension to the rear of the utility room to relocate the existing cloakroom and the provision of an open porch structure.



Property Information

Services:

We are advised by our clients that the property has mains water, electricity, private drainage and oil-fired central heating. The ancillary accommodation has electric heating and the water is heated by an immersion.

Tenure:

Freehold.

Local Authority:

Waverley Borough Council
01483 523333

Council Tax:

Band G

EPC:

Band D

Directions (Postcode: GU8 4NU)

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.

Having passed The Sun public house on your right, take the second turning on your left into Knightons Lane. Follow the lane for one mile and having passed the right turning into Hurlands Lane, Sprunks Cottage will be found on the left-hand side after 0.2 miles.

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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