



THE BUMPERS

Puttenham, Guildford, Surrey



A SUBSTANTIAL FAMILY HOME OF 3,630 SQ FT OFFERING GENEROUS ACCOMMODATION

Set in an idyllic edge of village location with breathtaking views
over the surrounding countryside and adjoining estate

Summary of accommodation

Entrance hall | Kitchen/dining room with AGA | Secondary kitchen/breakfast room leading to a garden room
Drawing room | Study | Boot room/utility | cloakroom

Principal bedroom with en suite shower room and balcony | Four further bedrooms, one with en suite and private balcony
Family bathroom

Two further bedrooms, one with en suite shower room | Eaves storage

West-facing terrace | Covered outdoor dining room | Greenhouse | Kitchen garden with raised beds
Driveway with parking for several cars | Further outbuildings

Distances: Godalming 5 miles, Guildford 5.3 miles, Central London 35.6 miles

Godalming station 4.8 miles (from minutes to London Waterloo), Guildford station 4.8 miles (from 37 minutes to London
Waterloo), A3 (Guildford northbound) 1.7 miles, A3 (Guildford southbound) 1.8 miles, M25 (Junction 10) 13.3 miles

Heathrow Airport 25.7 miles, Gatwick Airport 38.4 miles (All distances and times are approximate)



SITUATION

The Bumpers lies within close proximity to local amenities in Puttenham including the church, village pub and a highly praised village school.

The surrounding area is renowned for its outstanding countryside perfect for walking, cycling and riding and although Puttenham is a quintessential English village, there is fast access via the A3/A31 into Guildford, Godalming and Farnham with its extensive range of facilities including excellent shops and restaurants.

Guildford mainline station provides a regular service to London Waterloo with trains taking from 34 minutes. Godalming is 5.5 miles to the southeast and also provides a good range of amenities including Sainsbury's and Waitrose supermarkets.

There is an excellent choice of first-class schools in the area including Charterhouse and Prior's Field in Godalming and Aldro in Shackleford.



THE BUMPERS

The Bumpers is a substantial family home, arranged over three floors with the principal living space thoughtfully designed to enjoy the west-facing views over paddock land, the Hampton Estate and their hop fields.

The accommodation is filled with natural light throughout and offers flexible space with two kitchens, allowing the option to create a self-contained annexe if required. The drawing room spans the rear of the home, with French doors and bi-fold doors opening directly to the garden, seamlessly connecting the house to the gardens.

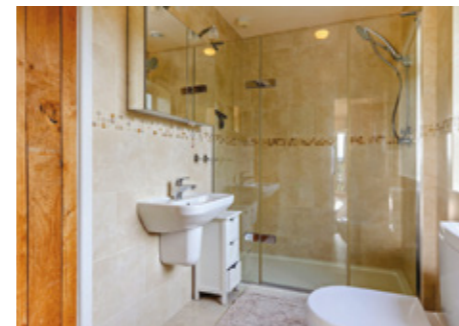
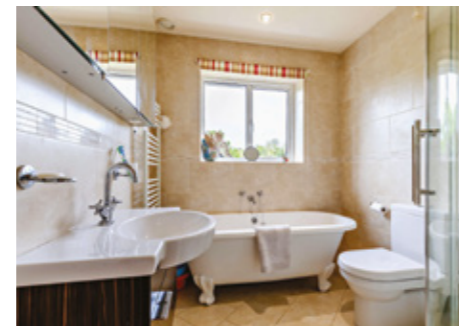
The drawing room opens into an open-plan kitchen/dining room which features open brickwork, timber beams, wooden cabinetry, a central island and an AGA. The second kitchen and breakfast room sits to the far side of the house and opens into a garden room. This kitchen has a walk-in pantry, along with space for breakfast table, perfectly suited for casual, everyday dining.





A useful study provides the perfect space to work from home, and a boot room and utility room offer additional storage space.

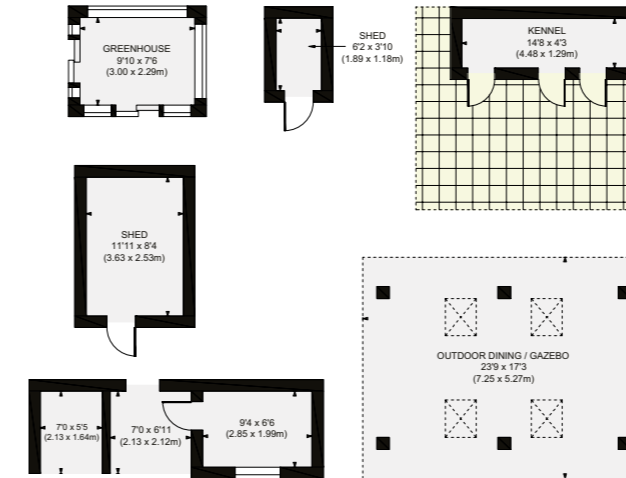
The bedrooms are arranged over the first and second floors and are generously sized. The principal bedroom has a dressing area, an en suite bathroom and Juliette balcony. The second bedroom has an en suite bathroom and a balcony, making a perfect guest suite, and the further five bedrooms (one with en suite shower room) are bright and spacious with a family bathroom that serves the other bedrooms.



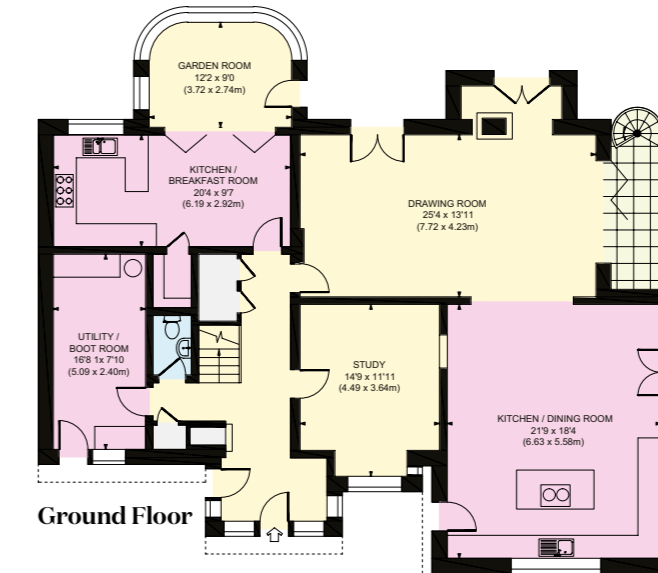
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



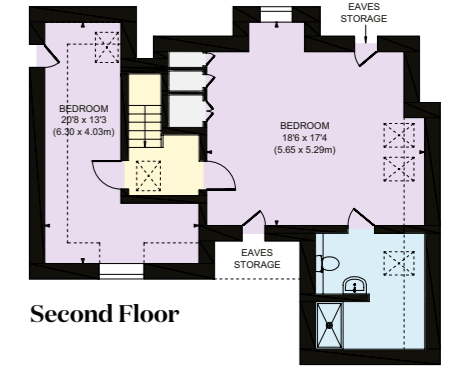
Outbuildings



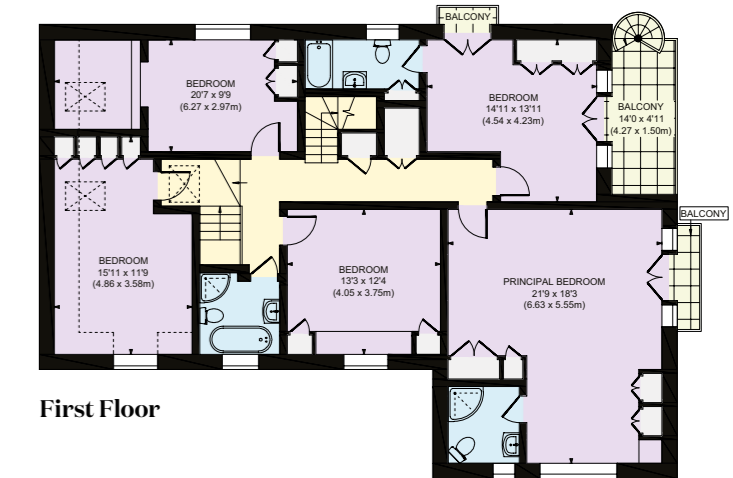
The Gate House



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area
 Main House 3,630 sq. ft / 337.00 sq. m
 Outbuildings 416 sq. ft / 39 sq. m
 Total 4,047 sq. ft / 376.00 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.

GARDEN AND GROUNDS

The house is approached through gates to the driveway with parking for several cars, alongside an area of lawn bordered by mature hedging. The rear garden has a wraparound terrace, accessed from the principal reception rooms, and a brick-pillared dining area which allows for year-round outdoor entertaining with an insulated tiled roof and floor, electric lighting and heating. The garden is mainly laid to lawn with mature beds. There is a kitchen garden with raised beds, a greenhouse and orchard.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Rating C

Council Tax Band: G

Tenure: Freehold

Directions

Postcode: GU3 1AX

What3Words: ///spurred.frame.famines

Viewings: Viewing is strictly by appointment through Knight Frank.



I would be delighted
to tell you more.

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