



2 TYTING COTTAGES

Guildford, Surrey



A CHARMING THREE-BEDROOM COTTAGE IN A DELIGHTFUL SEMI-RURAL SETTING WITH COUNTRYSIDE VIEWS

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Conservatory | Kitchen | Store | Separate WC

First Floor: Principal bedroom with exceptional views | Two further bedrooms | Family bathroom

Garden and grounds: Generous lawned garden with wonderful rural outlook

Distances: Guildford's Upper High Street 1.6 miles, London Road Station Guildford 1.6 miles (from 47 minutes to London Waterloo), Guildford mainline station 2.2 miles (from 32 minutes to London Waterloo)

A3 (northbound) 2.8 miles, A3 (southbound) 3.3 miles, M25 (Junction 10) 9.3 miles

Heathrow Airport 21 miles, Gatwick Airport 32.3 miles, Central London 32.7 miles

(All distances and times are approximate)

SITUATION

Perched in a sought-after location on Halfpenny Lane, 2 Tyting Cottages enjoys an exceptional setting surrounded by some of Surrey’s most treasured landscapes. Framed by Pewley Downs, the Chantries, St Martha’s Hill, and Newlands Corner – each a designated Area of Outstanding Natural Beauty – this rare offering combines the tranquillity of the countryside with easy access to vibrant local amenities.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer’s market on the first Tuesday of each month.

Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Schools: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine’s, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.



THE PROPERTY

Occupying a wonderful position on the edge of open countryside, 2 Tyting Cottages is an attractive cottage offering well-balanced accommodation together with a garage and useful outbuildings. The property enjoys a peaceful setting with far-reaching rural views across neighbouring fields while remaining conveniently placed for Guildford and the surrounding villages.

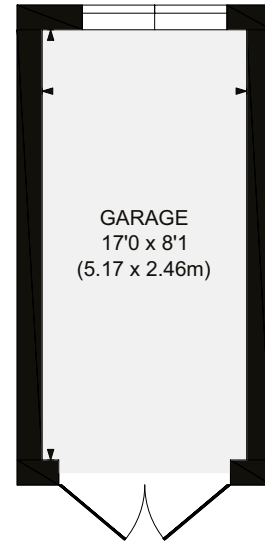
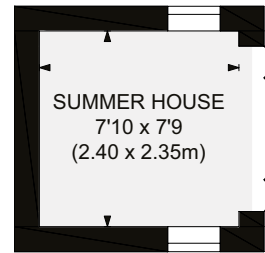
The house presents an excellent opportunity for purchasers seeking a family home in a picturesque location, with scope to personalise and further enhance, subject to any necessary permissions.

The ground floor is arranged around a welcoming entrance hall leading to the principal reception rooms. The drawing room is a particularly comfortable living space, while the dining room provides an ideal setting for both family life and entertaining.

To the rear, the kitchen and conservatory enjoy exceptional views over the garden and surrounding countryside.

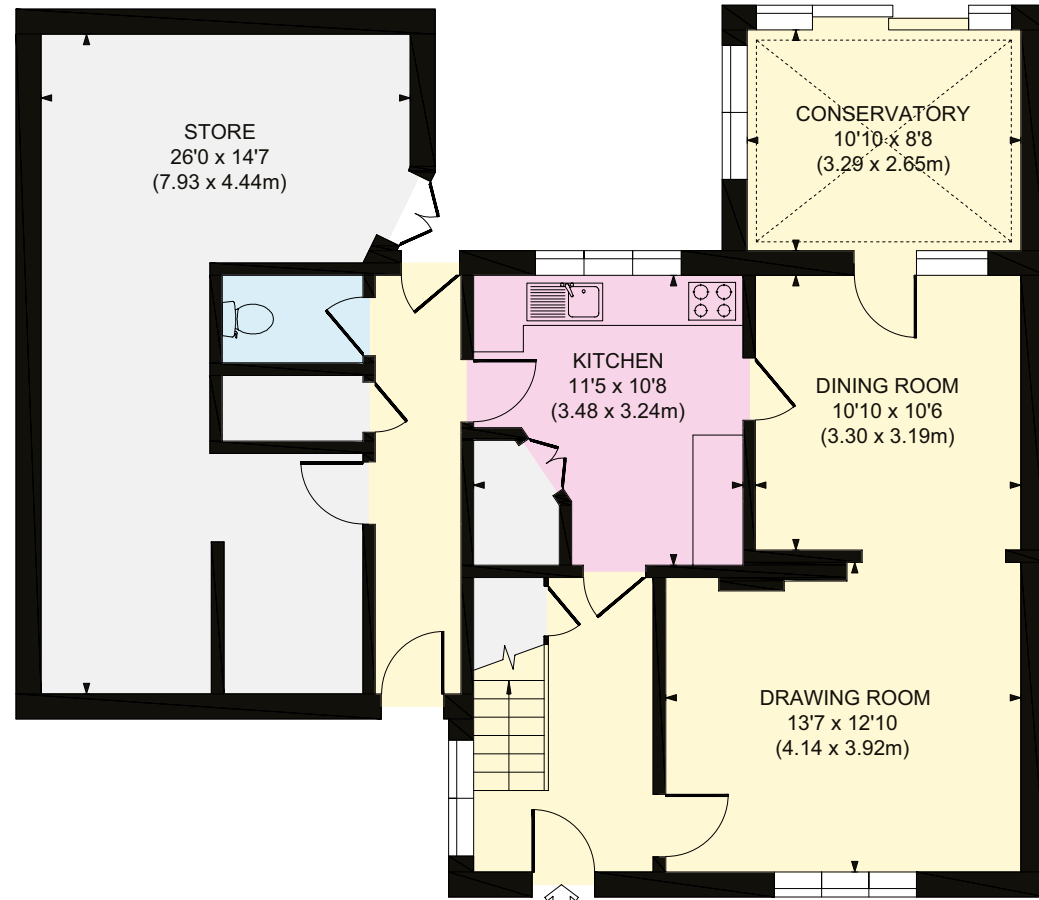
On the first floor are three well-proportioned bedrooms served by a family bathroom. The principal bedroom benefits from generous proportions and attractive views, while the remaining bedrooms provide flexible accommodation for family members, guests or home working.



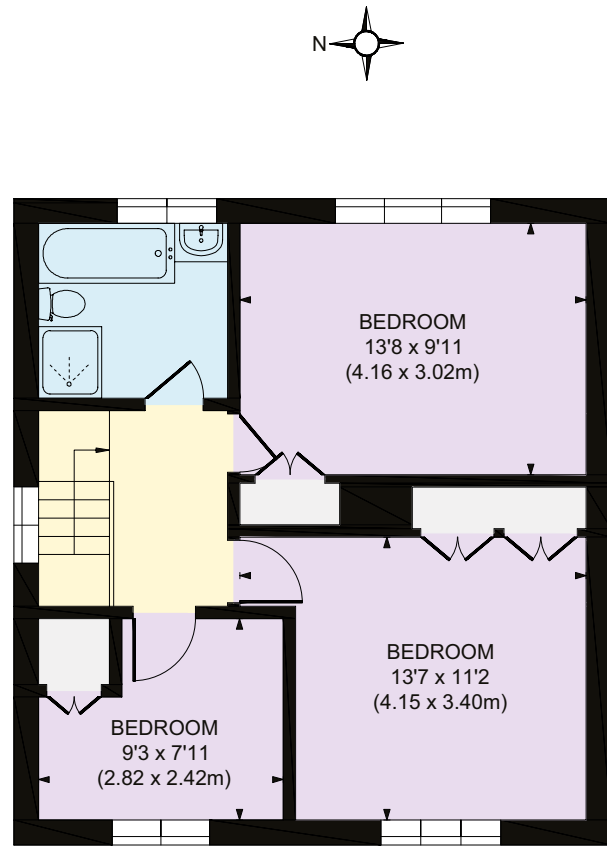


Garage

Approximate Gross Internal Area
Main House 1,536 sq. ft / 142.67 sq. m
Garage 137 sq. ft / 12.71 sq. m
Outbuilding 61 sq. ft / 5.64 sq. m
Total 1,734 sq. ft / 161.02 sq. m



Ground Floor



First Floor

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



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

A particular feature of the property is the generous rear garden, which backs directly onto open fields and enjoys a wonderful rural aspect. The garden is predominantly laid to lawn with mature planting, providing an excellent environment for outdoor entertaining, gardening and family recreation.

The property also benefits from a detached summer house and a substantial store/outbuilding, offering useful ancillary accommodation for hobbies, storage or home working requirements.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating C

Council Tax Band: D

Tenure: Freehold

Directions

What3Words (entrance to property): ///cooks.blast.varieties

What3Words (parking): ///solar.hosts.vague

Postcode: GU4 8PZ

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



We would be delighted
to tell you more.

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