

BYWAYS DOWN LANE

Compton

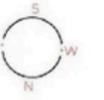


Chantries
& Pewleys

ESTATE AGENTS



Approximate Floor Area = 164.5 sq m / 1771 sq ft
 Outbuildings = 29.1 sq m / 313 sq ft (Including Garage)
 Total = 193.6 sq m / 2084 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only.

AT A GLANCE

- 4 bedrooms
- Sitting room and separate family room
- 23ft kitchen/dining room with bi fold doors
- Garden office/studio
- Garage with attached workshop
- Off road parking
- South facing garden
- Ideal location for Guildford Town Centre
- Village position overlooking fields
- Planning permission granted to enlarge

Tenure: Freehold. Council Tax Band: G. EPC: D



FROM THE AGENT

"For me, the location of Byways is perfect as its so easy to drive to Guildford town centre if you need to commute to London but also has a genuine village feel surrounded by fields and open countryside"

Graham

Graham Brown
Sales Associate



BEAUTIFUL INTERIORS

Beautifully presented

To the rear, the sitting room enjoys garden views and centres around a wood burning stove, creating a natural focal point. A separate family room provides additional reception space – useful as a snug, playroom or media room depending on requirements.





KITCHEN

Beautifully designed

The kitchen is outstanding!! Measuring 23ft in length, it has been fitted with bespoke cabinetry, integrated appliances and quartz work surfaces. Bi-fold doors open directly onto the terrace and garden beyond, allowing the inside and outside spaces to connect easily during warmer months. It is a room designed for both everyday use and entertaining.



BEDROOMS & BATHROOM

On the first floor there are four bedrooms arranged around a central landing. The family bathroom has been thoughtfully finished, with a freestanding bath, walk-in shower and contemporary fittings, giving it a clean and well-resolved feel.





GARDEN & SETTING

Byways is positioned in one of Compton's most sought-after locations, directly opposite open farmland. That immediate sense of outlook gives the house breathing space and a rural feel that buyers consistently respond to. The south facing rear garden is a particularly appealing feature. It enjoys a high degree of privacy, bordered by mature hedging and established planting. A generous lawn leads down to a garden office/ studio, offering separation from the main house — ideal for home working or creative use.

To the front, the gravel driveway provides off-road parking for several vehicles and leads to the attached garage. Behind the garage is a workshop, offering useful additional storage or hobby space. The house offers clear scope for enlargement with permission granted for extension, for buyers thinking longer term, this flexibility adds another layer of appeal.



 Chantries & Pewleys

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