



COOMBE COTTAGE

Compton, Guildford, Surrey



A VERY PRETTY 17TH-CENTURY COTTAGE WITH A SEPARATE GUEST SUITE/HOME OFFICE

Set within enchanting gardens, backing onto open fields in the heart of the village.

Summary of accommodation

Ground Floor: Hall | Sitting room | Dining room | Kitchen/breakfast room | Utility with cloakroom

First Floor: Three double bedrooms | Family bathroom

Garden and Grounds: Former Smithy offering detached guest suite/office with shower room
Garage and private driveway | Attractive southwest-facing gardens

In all about 0.19 acres

Distances: Godalming 2.7 miles, Guildford 3.5 miles, Central London 35 miles

Farncombe Station 2.0 miles (from 47 minutes to London Waterloo)

A3 at Compton 0.8 miles, Gatwick Airport 35 miles, Heathrow Airport 27 miles

(All distances and times are approximate)

SITUATION

Compton is a picturesque village in Surrey and is known for its charming countryside setting and historic architecture whilst nestled in the Surrey Hills, an Area of Outstanding Natural Beauty,

The village is home to the remarkable Watts Gallery, dedicated to Victorian artist George Frederic Watts, and the unique Watts Chapel, an Arts and Crafts masterpiece designed by Mary Watts. Compton also has a strong sense of community, with an outstanding village pub (The Withies Inn), a beautiful local church and various footpaths offering scenic walks through the surrounding fields and woodlands, making it an ideal retreat.

Good local shopping can be found in nearby Godalming and Farncombe. The charming old market town of Guildford is 4 miles away and the picturesque Georgian market town centre of Farnham with its renowned market street is 6 miles away.

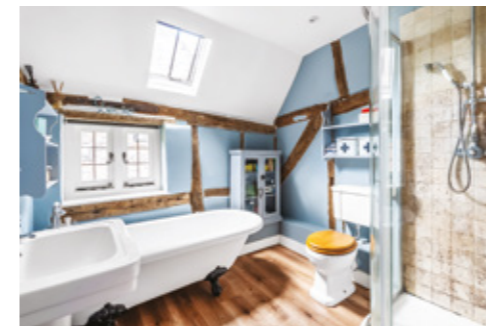




The Smithy Annexe



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Local services include mainline stations at Farncombe (2.7 miles) with direct train services to London Waterloo taking from 47 minutes.

Communications are excellent with the A3 close by, providing swift access to London and the coast, the M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are numerous good local schools including Aldro at Shackleford, Charterhouse and Priorsfield at Godalming, King Edward VII at Witley, Cranleigh School, The Royal Grammar, Guildford High School and St Catherine's School Bramley.



THE PROPERTY

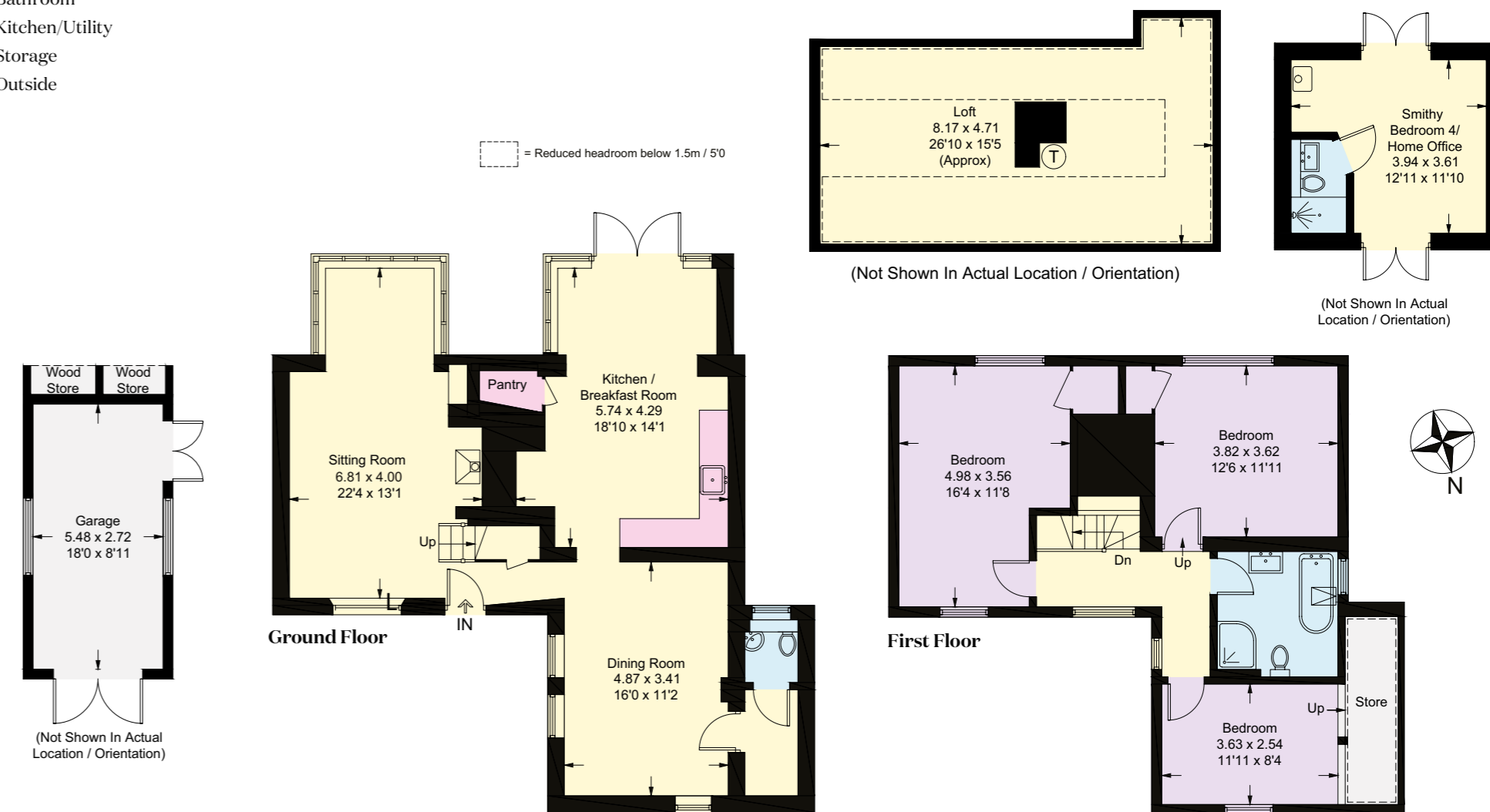
Coombe Cottage is a charming period home, believed to date from the 17th century. Occupying a highly attractive position in the heart of Compton, the property blends timeless character with carefully considered modern living.

The house retains a wealth of original features, including exposed beams, leaded light windows and a striking inglenook fireplace, all of which contribute to its warm and inviting atmosphere. The accommodation is well presented throughout, with an emphasis on natural light and a seamless flow between internal and external spaces.

At the heart of the home lies a well-appointed kitchen/breakfast room, fitted with a Rangemaster cooker, butler sink and bespoke cabinetry. French doors open directly onto the gardens, creating an ideal setting for both everyday living and entertaining. The principal reception rooms offer generous proportions and flexibility, combining comfort with period charm.

A particular feature of Coombe Cottage is the attractive detached annexe known as The Smithy, constructed in keeping with the main house using traditional materials. Thoughtfully converted, it provides a versatile fourth bedroom or guest suite complete with its own shower room. With direct garden access via French doors, it also lends itself equally well to use as a home office, studio or private retreat.

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



Approximate Gross Internal Area = 139.7 sq m / 1,504 sq ft
 Loft Room = 34.3 sq m / 369 sq ft
 Smithy = 15.0 sq m / 161 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 203.8 sq m / 2193 sq ft (Excluding Wood Stores)

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.

GARDENS & GROUNDS

The gardens are a true highlight of the property, having been carefully landscaped to create a series of private spaces.

A variety of mature shrubs, flowering borders and established planting provide year-round interest. Two secluded terrace areas are ideally positioned to capture the sun at different times of day, offering perfect settings for outdoor dining and relaxation.

To the front, a gravel driveway provides off-street parking and leads to a detached garage.

GENERAL REMARKS

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

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Rating C

Council Tax: Band G

Tenure: Freehold

Postcode: GU3 1EG

what3words: ///images.guideline.shadowed



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COUMBE COTTAGE

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