



A delightful three bedroom Sir Edwin Lutyens coach house

Highfield Lane, Puttenham, Guildford, Surrey, GU3

£1,750 pcm, Unfurnished
Available from 15.11.2019

savills

Two reception rooms • Kitchen • Three bedrooms • Two bathrooms (one en suite) • Separate annexe/home office • Private garden

About this property

Part of a sympathetic conversion of a Sir Edwin Lutyens coach house (c.1895) is this delightful three bedroom cottage. Offering excellent accommodation for a family and the perfect weekend retreat situated in a stunning rural position just outside Puttenham village, the property has been completely redecorated both inside and out. Accommodation comprises: double aspect reception room, entrance/dining hall, separate fully fitted kitchen, three double bedrooms (master bedroom with en suite) and separate family bathroom with separate shower cubicle. There is off-street parking for a number of cars and a separate annexe which could be used as a home office or workshop situated in the private garden.

Furnishing

Unfurnished

Local Authority

Guildford Borough Council, Guildford

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.

Telephone: +44 (0) 1483 796 830.





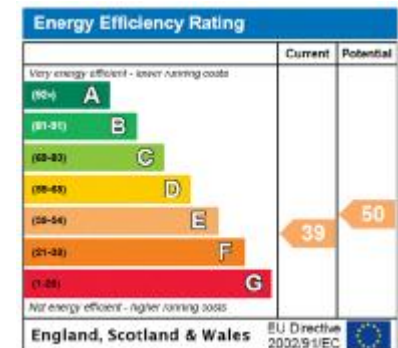
Highfield Lane, Puttenham

Approximate Gross Internal Area
 Ground Floor = 46.6 sq m / 501 sq ft
 First Floor = 61.7 sq m / 666 sq ft
 Home Office = 11.6 sq m / 125 sq ft
 Outbuilding = 1.9 sq m / 20 sq ft
 Total = 111.7 sq m / 1202 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 2" and are to the points indicated by the arrow heads.



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