



A spacious four bedroom detached house, surrounded by open countryside with far-reaching views.

Hogs Back, Puttenham, Guildford, Surrey, GU3

£4,000 pcm plus fees apply, Furnished, Part Furnished
Available from 02.08.2021



- Far-reaching views across open countryside
- Separate annex with additional reception space
- Large open-plan reception room with bi-folding doors onto garden
- Approximately 2 acres of gardens
- Gated entrance

About this property

Situated just outside of Guildford in an area of outstanding natural beauty this property has far-reaching views over Puttenham and the North Downs. Accessed via a sweeping driveway, the property has undergone extensive refurbishment to include new rear windows, an updated porch and a newly converted separate annex which has additional open plan living space.

Accommodation in the main house comprises: entrance hallway with guest WC, study, open plan living room, kitchen and dining area, fully fitted breakfast kitchen with sliding doors onto the rear garden, four double bedrooms and two bathrooms. The property also features a double garage and gardens extending to approximately 2 acres (a gardener is included).

Furnishing

Furnished, Part Furnished

Local Authority

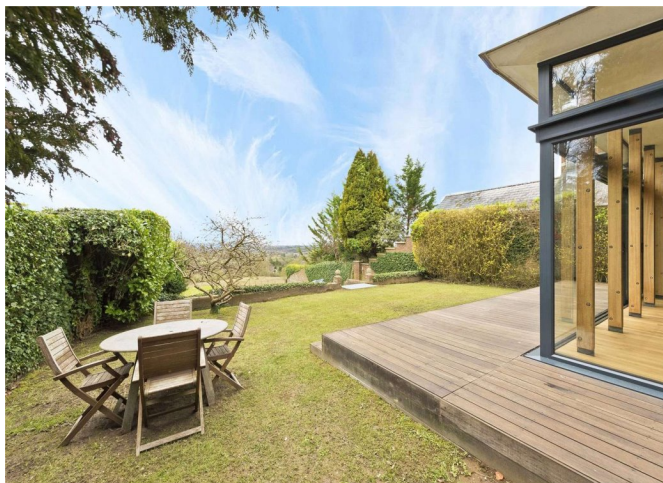
Guildford Borough Council
Council Tax Band = F

Energy Performance

EPC Rating = D

Viewing

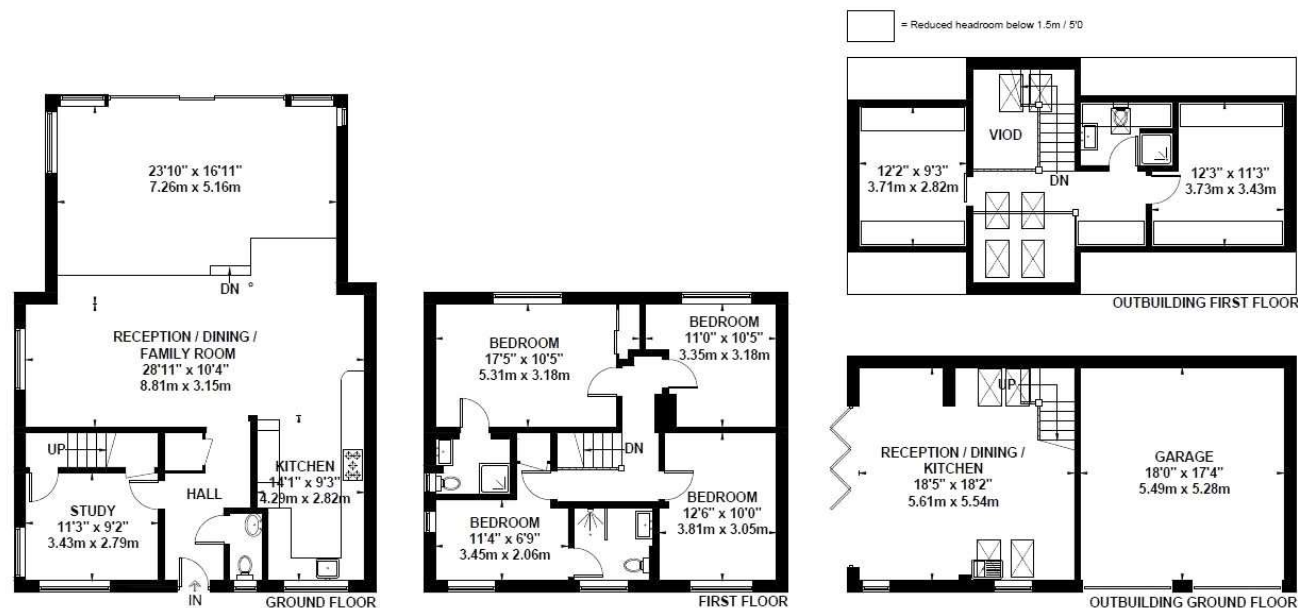
All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.
Telephone: +44 (0) 1483 796 830.





Hogs Back, Puttenham

Approximate Gross Internal Area = 164.6 sq m / 1769 sq ft
 Outbuilding = 107.2 sq m / 1153 sq ft
 Total = 271.8 sq m / 2922 sq ft



Exposurehouse © 2019
 www.Exposurehouse.co.uk

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 3" and are to the points indicated by the arrow heads.

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210312CHDV

