



# Country farmhouse in 4 acres with potential

**New Pond Farm, New Pond Road, Compton, Surrey, GU3 1HY**

Freehold





5 bedrooms • 6 receptions • 3 bathrooms • Delightful rural location • Requiring modernisation • Nissen hut, barn and outbuilding • Mature lawned gardens and grounds • 4 acres

#### Local information

New Pond Farm enjoys an enviable and delightfully private location on the fringes of Compton village. It adjoins open farmland and is surrounded by the Surrey Hills designated Area of Outstanding Natural Beauty. Mentioned in the Domesday Book, Compton remains a thriving community, with its 900 year old parish church, two pubs and excellent communications.

The A3 provides the principal north/south route for London and the coast and connects with the M25 at junction 10 for access to the airports and the national motorway network. Farncombe train station is 0.8 miles away and provides a frequent main line rail connection to London or alternatively Guildford has services to the city in 40 minutes.

The attractive country town of Godalming provides a very good range of shopping for daily needs and Guildford offers a more comprehensive range of shopping, leisure and cultural amenities.

There is a good choice of good schools in the area, including Aldro, St Catherine's, Charterhouse and Prior's Field. Golf is available at several nearby clubs and the walking and riding in the area is excellent.

#### About this property

New Pond Farm requires some modernisation and may offer the opportunity for development (SSTP).

The spacious entrance hall gives direct access to all of the flexible ground floor accommodation. This comprises a family room, dining room, study, sitting room with inglenook fireplace, exposed beams and views over the garden, kitchen, utility room and cloakroom. There are four additional rooms on the ground floor which could provide an annexe or additional reception rooms and workshop. The first floor accommodates a large master bedroom, four additional double bedrooms and two family bathrooms.

The generous gravel drive has ample space for parking. The garden is laid to lawn bordered by mature trees giving total privacy. There is also a paddock for a pony or animals.

There are various outbuildings including a large Nissen hut for storage and machinery, a detached barn that has been converted into a playroom, store and workshop and a further timber garden room. There are three garages and in all the plot extends to approximately 4 acres.

#### Tenure

Freehold

EPC rating = E

#### Viewing

Strictly by appointment with Savills

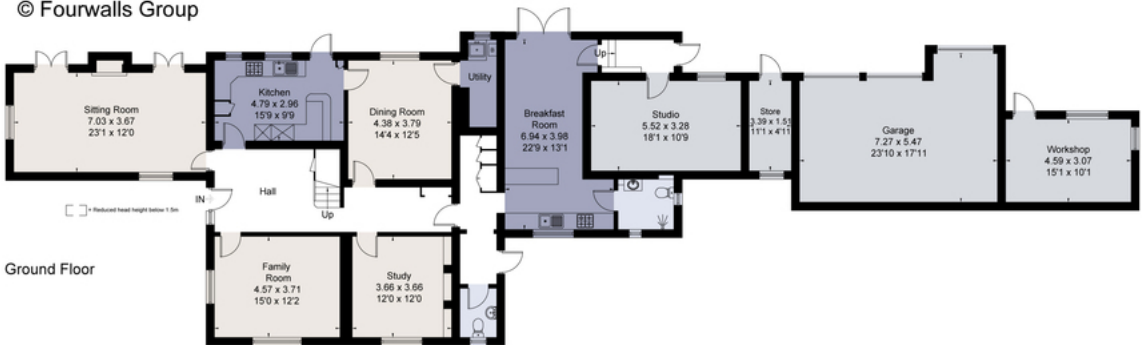




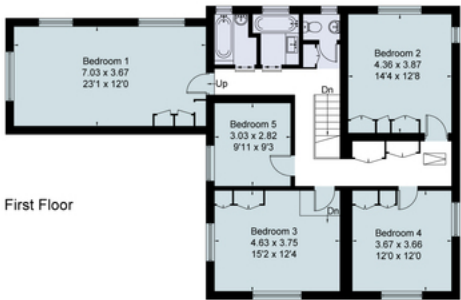


Approximate Area = 302.5 sq m / 3256 sq ft  
Garage = 34.6 sq m / 372 sq ft  
Outbuildings = 213.1 sq m / 2294 sq ft  
Store / Workshop = 19.3 sq m / 208 sq ft  
Total = 569.5 sq m / 6130 sq ft  
Including Limited Use Area (2.0 sq m / 21 sq ft)  
For identification only. Not to scale.

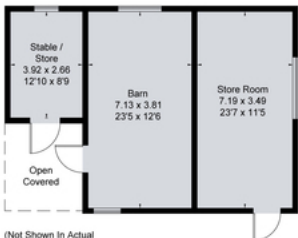
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Ground Floor



First Floor

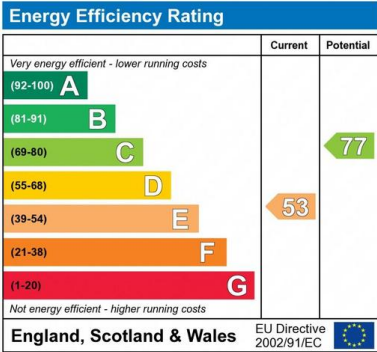


Annexe Rooms Converted From Barn



Nissen Hut

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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