



AN ATTRACTIVE LISTED FAMILY HOUSE IN THE HEART OF THIS SOUGHT AFTER VILLAGE

STEP COTTAGE, 129 THE STREET, GUILDFORD, GU3 1AT

savills

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GUILDFORD, GU3 1AT

Beautifully presented family house ♦ Grade II Listed ♦ Recently fitted Neptune kitchen with electric AGA ♦ Two reception rooms with Inglenook fireplace ♦ Four bedrooms ♦ Generous south facing garden ♦ Parking for a number of cars ♦ Central village location

Description

Sitting in the heart of the ever popular village of Puttenham, Step Cottage is a beautiful four bedroom family house that has had the added benefit of refurbishment throughout.

Step Cottage offers bright and spacious accommodation and provides 2000sqft of space. The living space is generous and enjoys aspects onto the garden and village environment, including the neighbouring 12th Century Church and hop fields.

To the ground floor the property has two principal reception rooms and a large family kitchen/ dining room, with a wonderful vaulted beamed ceiling. A particular feature is the large inglenook fireplace with decorative stonework complete with wood burning stove in the sitting room. There is a wide rear lobby/boot room with a door to a guest WC and steps downs to a useful laundry room which could be converted into a play room or extra bedroom if required (subject to any required consents.)



From the sitting room, a staircase leads to the first floor landing which leads to the master bedroom with en suite shower and two further double bedrooms served by a family bathroom. A further staircase leads to the second floor with one large attic bedroom served with a bathroom. Outside, a rear stone terrace is immediately accessed from the back of the house with steps up to a large south facing garden. Parking is provided on the driveway and within a spacious car port.

Location

The Street is located in the heart of Puttenham, a pretty rural Surrey village, nestled below the Hogs Back. Puttenham retains true English charm with a medieval church, two public houses (including the popular Good Intent), and an outstanding Infant school (Ofsted rated).

The county town on Guildford is around 4 miles away and can be accessed via the A31 or A3 both easily reached. Guildford has an excellent collection of shopping facilities with its memorable High Street containing a number of high street names and boutique shops. Guildford railway station offers a fast link to London in around 35 minutes.

Locally the countryside is perfect for walking, riding or cycling with many bridleways and public footpaths leading into the outstanding countryside all around.

There are many sought after and well respected schools within 5 miles including Aldro Prep School in Shackleford, Royal Grammar School and Guildford High in Guildford and Charterhouse in Godalming.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills



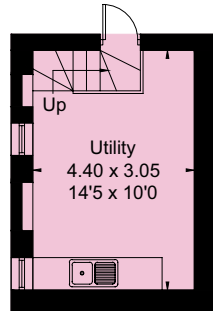
FLOORPLANS

Approximate IPMS2 Floor Area = 178.5 sq m / 1921 sq ft

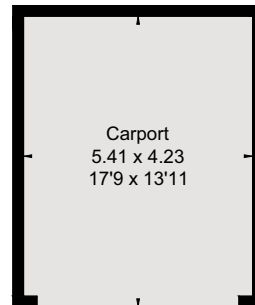
(Including Void / Excluding Carport)

Limited Use Area = 14.8 sq m / 159 sq ft

Total = 193.3 sq m / 2080 sq ft

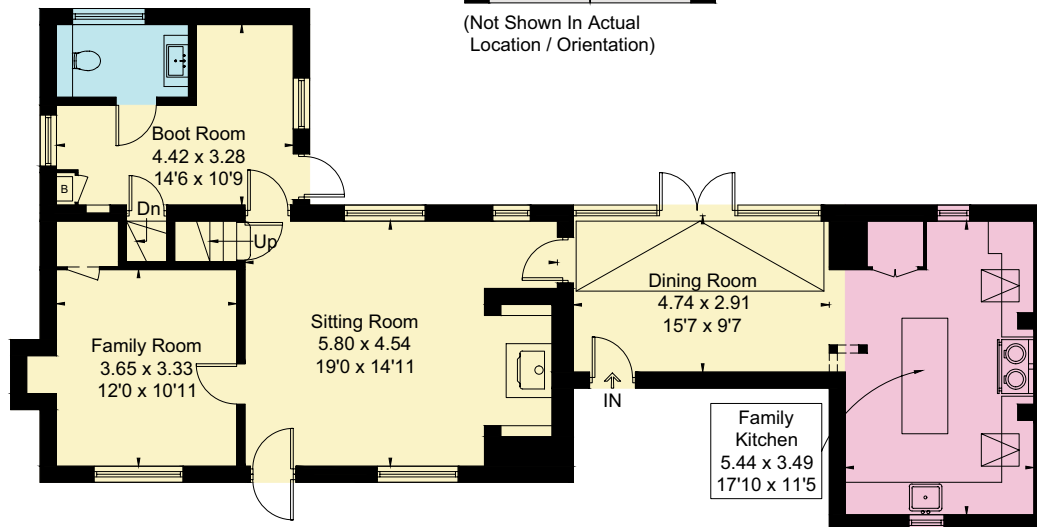


Lower Ground Floor

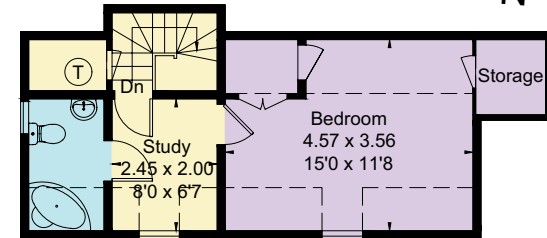


(Not Shown In Actual
Location / Orientation)

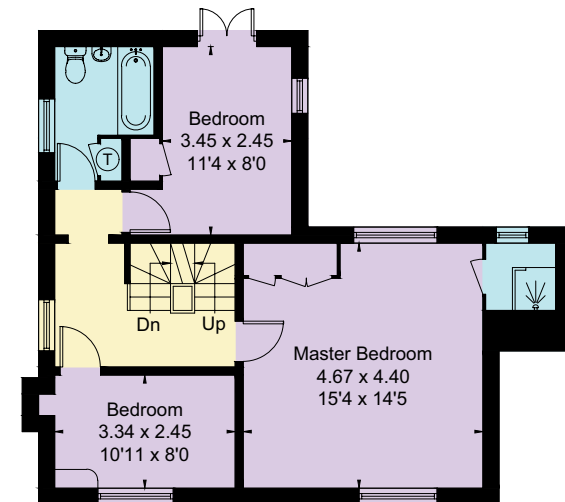
□ = Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

Savills Guildford

244-246 High Street, Guildford

Surrey, GU1 3JF

guildford@savills.com

01483 796 820

savills.co.uk

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