



A conveniently located charming Victorian cottage

**The Street, Puttenham, GU3 1AT**

Freehold

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Three bedroom semi detached cottage • Attractive reception room with log burner • Kitchen/breakfast room was previously the old butchers shop • off Street to the front of the house

#### Local information

The Street is conveniently located below the Hogs Back giving access to the Country Town of Guildford (4 miles). Guildford has an excellent collection of shopping facilities with its cobbled 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. Puttenham retains true English charm with a medieval church, two public houses (including the popular Good Intent), and an outstanding Infant school (Ofsted rated). There is also access onto the A3 which provided links to the M25 and the motorway network. 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.

#### About this property

Located in the heart of this popular Surrey village, this attractive semi-detached Victorian cottage with period features and a charming, welcoming atmosphere. The spacious sitting room features a log burner and has views towards the hop fields and surrounding countryside. There is a door to a rear study with doors to a cloakroom and out to the south

facing terrace. Previously the old butchers shop, the kitchen/dining room has a vaulted ceiling, fitted units and a gas fired AGA. Stairs from the hallway lead to the first floor with two bedrooms and a family bathroom. On the second floor is the main bedroom with an exposed brickwork wall and Velux windows flooding the room with light which also has further built in storage. There is a car parking space to the front of the house.

#### Tenure

Freehold

#### Local Authority

Guildford Borough Council

EPC rating = D

#### Viewing

Strictly by appointment with Savills









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Approximate Area = 108.2 sq m / 1165 sq ft (Excluding Tool Shed)  
Including Limited Use Area (7.4 sq m / 80 sq ft)  
For identification only. Not to scale.  
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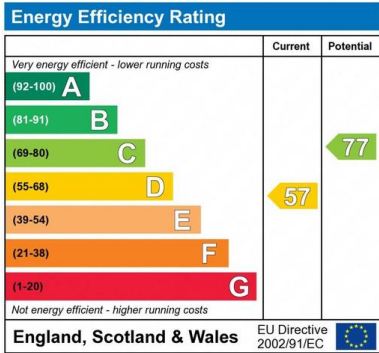


Ground Floor

First Floor

Second Floor

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