



## Attractive period home in a peaceful village location

**Old Grassways, The Common, Dunsfold, Surrey, GU8 4NZ**

Freehold





Idyllic position within the village • Open plan kitchen • Sitting room • Dining room • 3 bedrooms • 3 bathrooms • South facing garden

#### Local information

Old Grassways enjoys a peaceful rural location in the highly desirable village of Dunsfold situated on the southern edge of the Surrey Hills Area of Outstanding Natural Beauty and just a short distance from the Sussex border.

Dunsfold is the archetypal English rural village with its village green, duck pond, Post Office, pub, village hall and ancient church. The community run village store and Post Office provides for daily needs whilst the nearby towns of Cranleigh and Godalming provide a full range of amenities including supermarkets, banks, medical and sports facilities. A more extensive range of shopping, leisure and cultural amenities is available at Guildford and Horsham. Dunsfold is served by several railway stations on the Waterloo / Portsmouth line. These include Witley, Milford, Godalming and Guildford, with journey times from around 36 minutes.

There is an excellent choice of state and private schools within reach, including St Catherine's, Cranleigh, Prior's Field, King Edward's and Charterhouse.

#### About this property

Old Grassways is a delightful period home understood to date from the mid 1850's, situated in the heart of this picturesque village. The house provides comfortable living accommodation well suited to a family or a downsizer. The spacious family kitchen benefits

from traditional cabinetry, a breakfast/dining area and allows easy access to the south facing garden. The generous sitting room with its log burning stove, exposed oak beams and study area offers living space for family life and entertaining guests whilst enjoying views and access to the garden and terrace. The adjoining dining room is equally as spacious and welcoming with an open plan fireplace and built in cabinets. A cloakroom with shower facility completes the downstairs accommodation.

Three bedrooms can be found at first floor level, the principal bedroom being triple aspect and of a generous size including an en suite bathroom and built in wardrobes. The two further double bedrooms are serviced by a generous family bathroom with bath and shower units.

The property has the benefit of being tucked away from the village center in a peaceful and secluded location surrounded by natural woodland. The gardens are low maintenance with a terraced seating area, ideal for entertaining, and two lawns. The gardens are framed by both the neighbouring house and a traditional brick wall ensuring privacy.

#### Tenure

Freehold

EPC rating = D

#### Viewing

Strictly by appointment with Savills







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Gross internal area (approx) 2134 sq ft

Savills Guildford  
01483 796 800  
guildford@savills.com



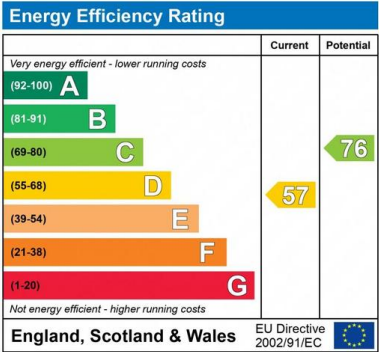
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Approximate Area = 2134 sq ft / 198.3 sq m  
Including Limited Use Area (70 sq ft / 6.5 sq m)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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