

Abbots Garden, Compton, Guildford, Surrey

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Quite possibly **one of the prettiest houses** in West Surrey.

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**Summary of accommodation**

Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Five bedrooms | Bathroom | Shower room

Substantial detached garage block with stairs to storeroom above.

Extensive outbuildings including potting sheds and wood store with adjoining WC

Delightful southwest-facing walled garden

In all about 0.64 acres

**Distances**

Guildford 4 miles, Godalming 4 miles

(All distances are approximate)



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## Situation

Compton is a picturesque village in Surrey and is known for its charming countryside setting and historic architecture whilst nestled in the Surrey Hills, an Area of Outstanding Natural Beauty,

The village is home to the remarkable Watts Gallery, dedicated to Victorian artist George Frederic Watts, and the unique Watts Chapel, an Arts and Crafts masterpiece designed by Mary Watts. Compton also has a strong sense of community, with an outstanding village pub (The Withies Inn), a beautiful local church neighbouring the property and various footpaths offering scenic walks through the surrounding fields and woodlands, making it an ideal retreat.

Good local shopping can be found in nearby Godalming and Farncombe. The charming old market town of Guildford is 4 miles away and the picturesque Georgian market town centre of Farnham with its renowned market street is 6 miles away.

Local services include mainline stations at Farncombe (3 miles) with direct South West Train Services to London Waterloo taking from 42 minutes.

Communications are excellent with the A3 close by, providing swift access to London and the coast the M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are numerous good local schools including Aldro at Shackleford, Charterhouse and Priorsfield at Godalming, King Edward VII at Witley, Cranleigh School, The Royal Grammar, Guildford High School and Tornead at Guildford and St Catherine's School Bramley.





## Abbots Garden

Predominantly constructed of stone with Strawberry Gothic style windows, Abbots Garden is arguably one of the prettiest houses to come to the market in this part of Surrey for many years. Understood to date from 1890 and a much-loved family home for the last 43 years, it now offers a superb opportunity for a new owner.

Nestled between two important manor houses, the house offers wonderful and well-balanced accommodation over two floors including three superb reception rooms running along the back of the house; two with doors leading out to the southwest-facing terrace.

Upstairs are five bedrooms and two bath/shower rooms, most enjoying beautiful views over the garden and surrounding countryside.





Approximate Gross Internal Floor Area  
 = 245.7 sq m / 2645 sq ft  
 Outbuildings = 155.4 sq m / 1673 sq ft  
 (Including Garage)  
 Total = 401.1 sq m / 4318 sq ft

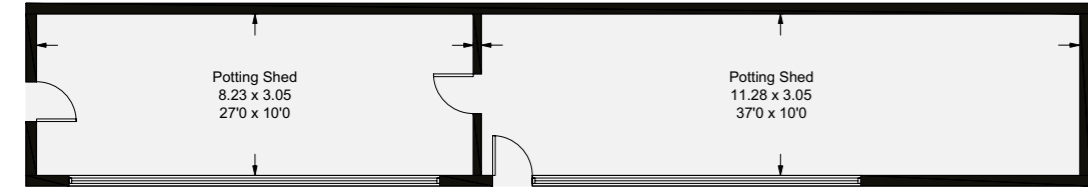
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

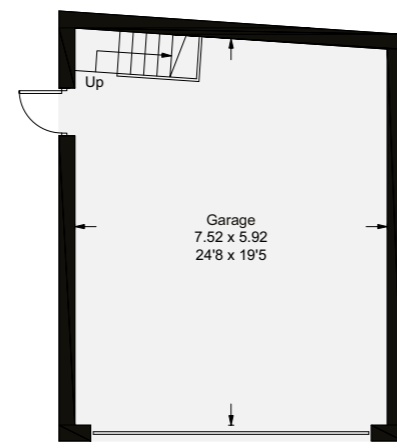


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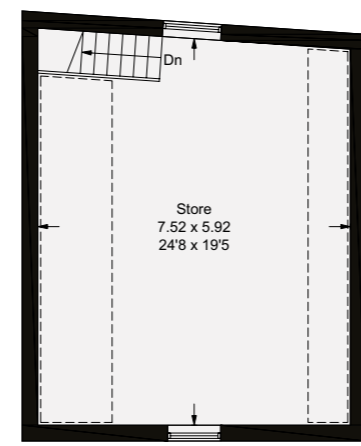
= Reduced headroom below 1.5m / 5'0



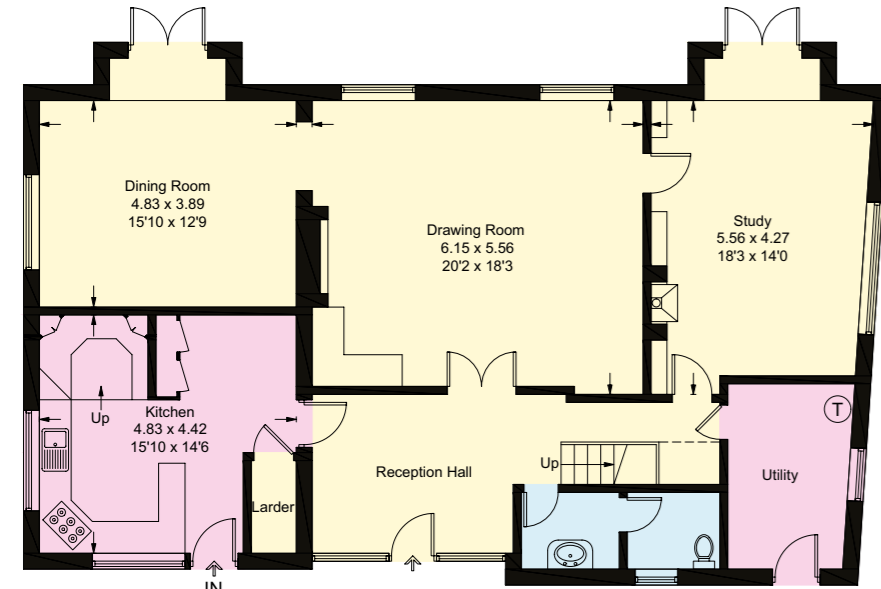
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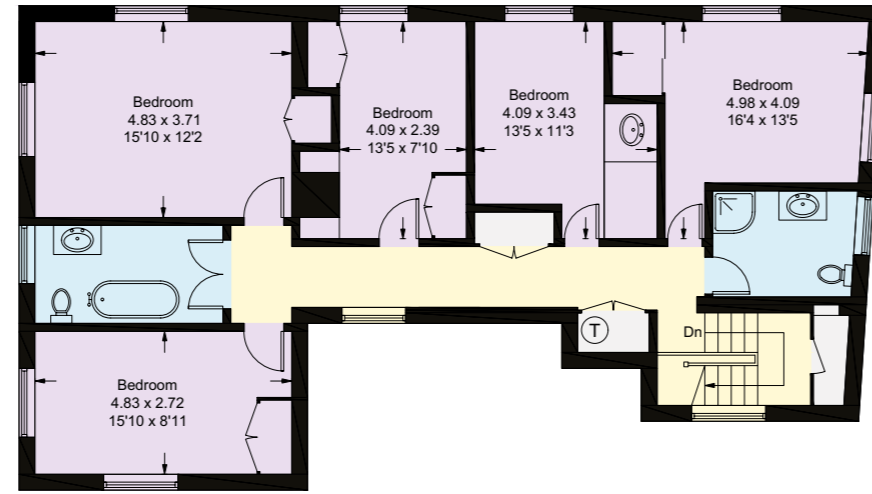
Garage Ground Floor



Garage First Floor



Ground Floor



First Floor



## Gardens and grounds

Abbots Garden is approached through impressive pillars with fine gates into a tranquil cobbled courtyard with water feature and parking for numerous cars.

Adjacent to the house is a substantial detached garage block with useful first floor storeroom above which could be used for other purposes (potentially subject to planning).







The majority of the grounds are to the rear of the house and are mainly contained within a fine stone wall. The gardens have been beautifully created by the current owners and offer some fine planting. Hidden from sight is a fascinating outbuilding which is about 64 feet in length, which offers so many opportunities and is currently a lovely potting shed.

There is southwest-facing terrace along the rear of the house perfect for relaxing or dining whilst admiring the garden. The surrounding land gently rises up giving the occupants of Abbots Garden an idyllic borrowed landscape.



## Services

We are advised by our clients that the property has mains water, gas, electricity, and drainage.

## Directions (Postcode: GU3 1EE)

**what3words:** ///longer.cherub.nicknames

From Guildford, head west up the Farnham Road (A31) and before the Hogs Back, turn left onto Down Lane. Stay on this road until it merges with the A3 southbound. After 0.5 miles, take the B3000 exit towards Godalming and Farnham. At the roundabout, take the second exit onto the B3000 (The Street) into Compton. After 0.2 miles, turn right into Eastbury Lane and then shortly afterwards, turn left through a stone arch where the entrance gates to Abbots Garden will be found on the right.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band F

**EPC Rating:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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