

Keston Cottage, Puttenham, Guildford, Surrey







A beautifully presented **Grade II listed period house** with secondary accommodation in the heart of this picturesque village.

Summary of accommodation

Hall | Drawing room | Dining room | Snug | Kitchen/breakfast room with AGA | Study | Utility room | Cloakroom

Five bedrooms | Shower room | Bathroom

Detached annexe with kitchen/reception room, bedroom and bathroom

Workshop and shed

Beautiful garden | Parking

Distances

A31 0.9 miles, A3 1.3 miles, Guildford Station 4.7 miles (London Waterloo from 37 minutes), Guildford 5.3 miles, Godalming 5.5 miles

Godalming Station 5.9 miles (London Waterloo from 46 minutes), Farnham 7 miles, M25 14.6 miles, Heathrow 31 miles (via the M25)

Central London 34.5 miles Gatwick 39 miles (via the M25)

(All distances and times are approximate)



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The property

Keston Cottage is a sensational period house set in the heart of this thriving village. Set off the village road, the property occupies a lovely central location.

Owned by our clients for approximately 40 years, Keston Cottage was originally two cottages which were incorporated into one and now offers beautifully presented accommodation with the added benefit of a detached annexe ideal for multiple uses.

The lovely gardens are all to the rear and are well laid out with useful outbuildings.

Situation

Keston Cottage lies within close proximity to local amenities including the church, village pub and a highly praised village school. The surrounding area is renowned for its lovely countryside perfect for walking, cycling and riding and although Puttenham is a quintessential English village, there is fast access via the A3/A31 into Guildford with its wide range of facilities including excellent shops and restaurants.





Guildford mainline station provides a regular service to London Waterloo with trains taking from 34 minutes. Godalming is 5.5 miles to the southeast and also provides a good range of amenities including Sainsbury's and Waitrose supermarkets.

There is an excellent choice of schools in the area including Charterhouse and Prior's Field in Godalming and Aldro in Shackleford.



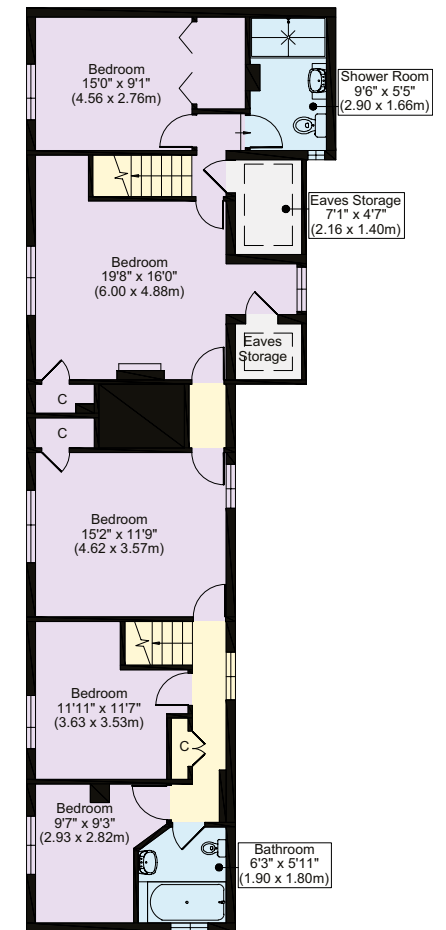
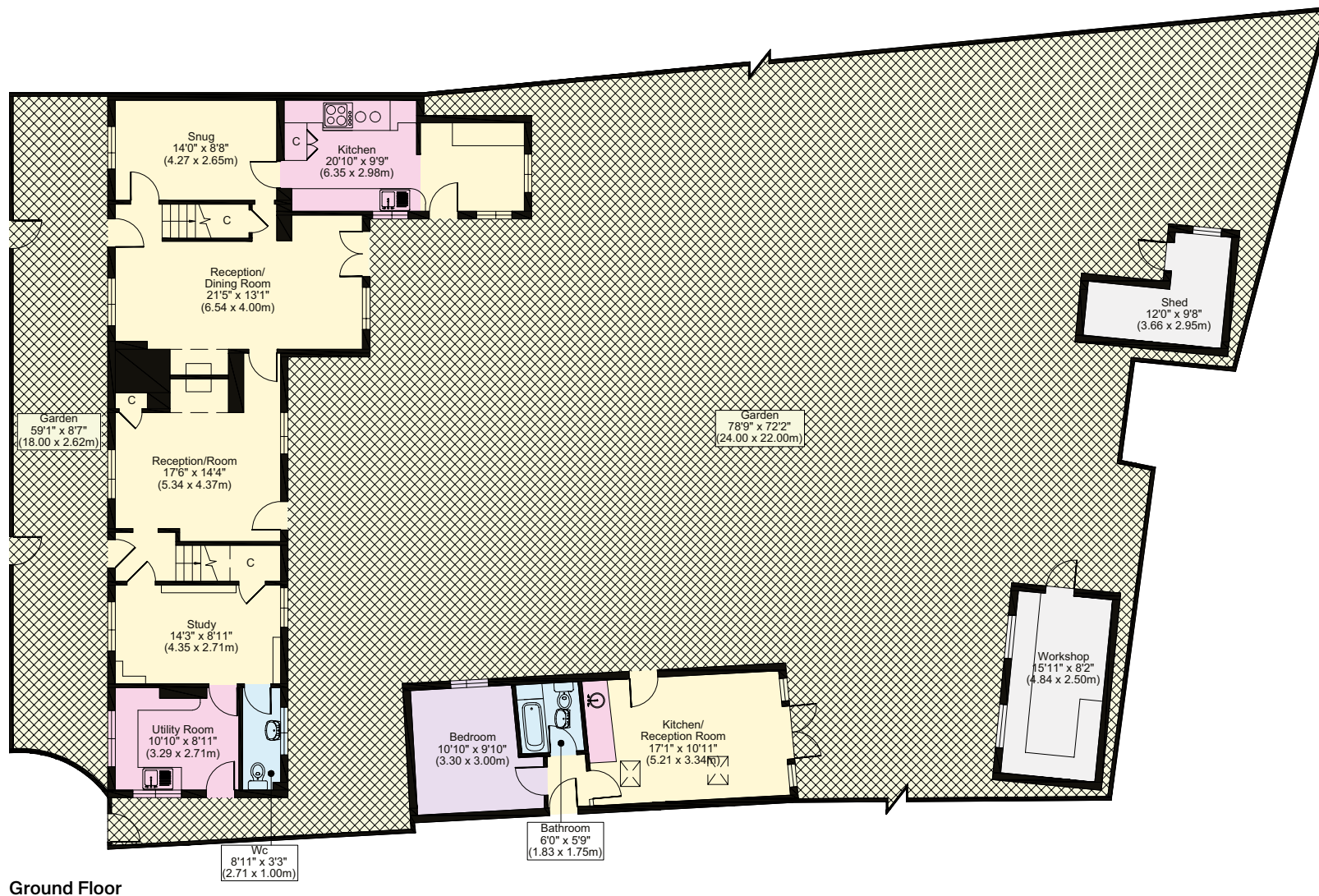


Total Approximate Gross Internal Floor Area including restricted head height and eaves storages & outbuilding 2691 sq ft (250 sq m)

Total Approximate Gross Internal Floor Area excluding restricted head height and eaves storages & outbuilding 2437 sq ft (226 sq m)

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





Services

We are advised by our clients that the property has all mains services.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

Viewing

Viewing is strictly by prior appointment through Knight Frank.

Directions (GU3 1AU)

From Guildford, take the A31 westbound exiting at the junction signposted Godalming and Puttenham. At the T-junction, turn left and then shortly afterwards turn right into The Street. Continue through the village and Keston Cottage (number 86) will be found on the right-hand side.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council - 01483 505050.

Council Tax: Band H

EPC Rating: D





Annexe



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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