



# Elm Tree House

The Green, Dunsfold, Surrey





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The most wonderful detached house in the heart of this prime village with an incredibly useful annexe and rural views.

Godalming 6.4 miles, Guildford 10.5 miles, Cranleigh 4.7 miles, Haslemere 9.3 miles, Central London 41.6 miles  
(All distances are approximate)

Entrance hall | Drawing room | Magnificent kitchen/dining/family room | Cloakroom

6 double bedrooms | 3 bathroom/shower rooms | Storage

Detached annexe with utility room, shower room, home office and studio

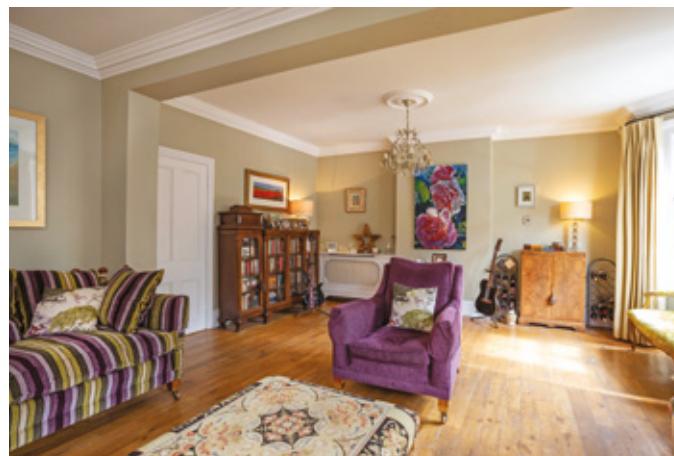
Pretty west facing gardens and 33'11 long garage



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## Situation

Elm Tree House sits in the centre of the picturesque village of Dunsfold, overlooking the common, which offers a thriving shop with post office, public house, cricket green and a 12th century church.

## Schools

Charterhouse, Godalming  
St Hilary's, Godalming  
Prior's Field, Godalming  
Aldro, Shackleford  
Royal Grammar School, Guildford  
Cranleigh School, Cranleigh  
St Catherine's, Bramley  
Highfield, Liphook

## Communications

**Trains:** Milford 6 miles (London Waterloo from 50 mins), Godalming 6.8 miles (London Waterloo from 46 mins)

**Roads:** A3 Milford 7.4 miles, M25 (Junction 10) 19 miles

**Airports:** London Heathrow 32 miles, London Gatwick 26.4 miles



## Amenities

**Racing:** Goodwood

**Polo:** Cowdray Park

**Golf:** Liphook, Old Thorns, Bramley, West Surrey, Hurtmore, Chiddingfold

**Sailing:** Chichester Harbour

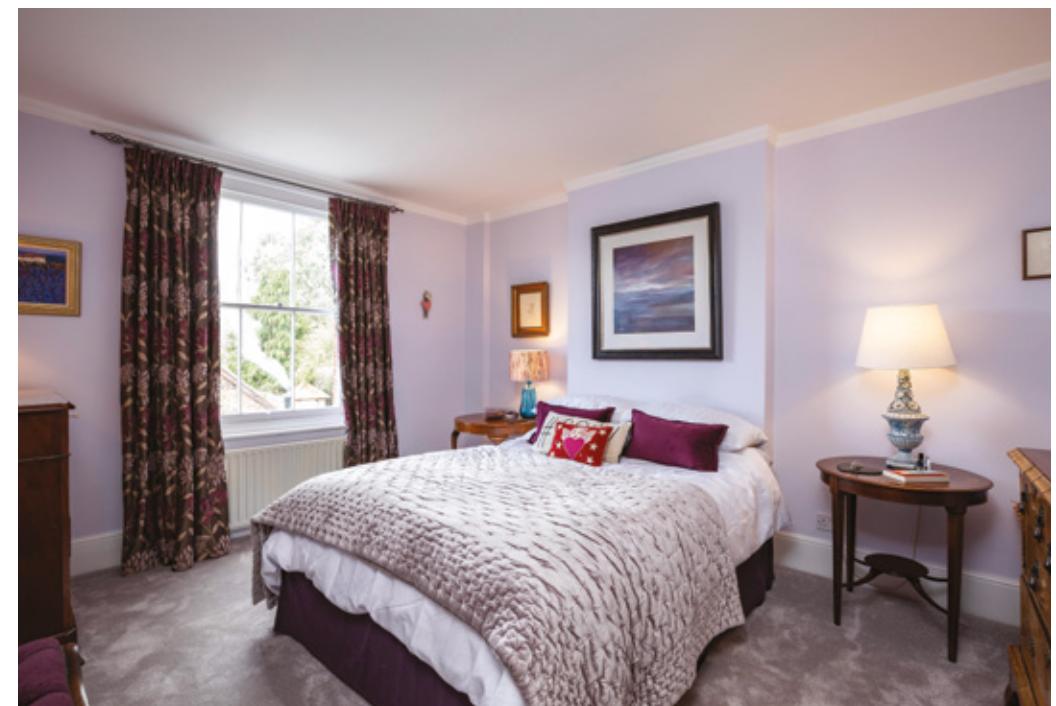
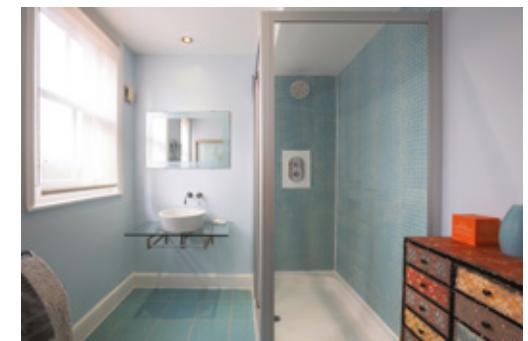
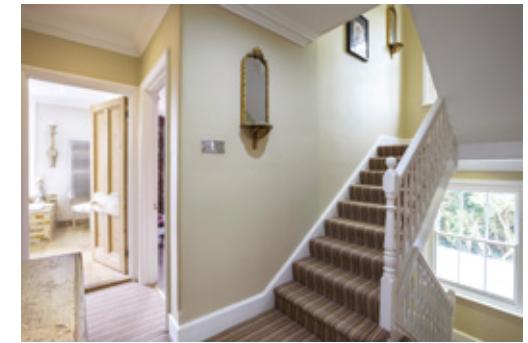
## Elm Tree House

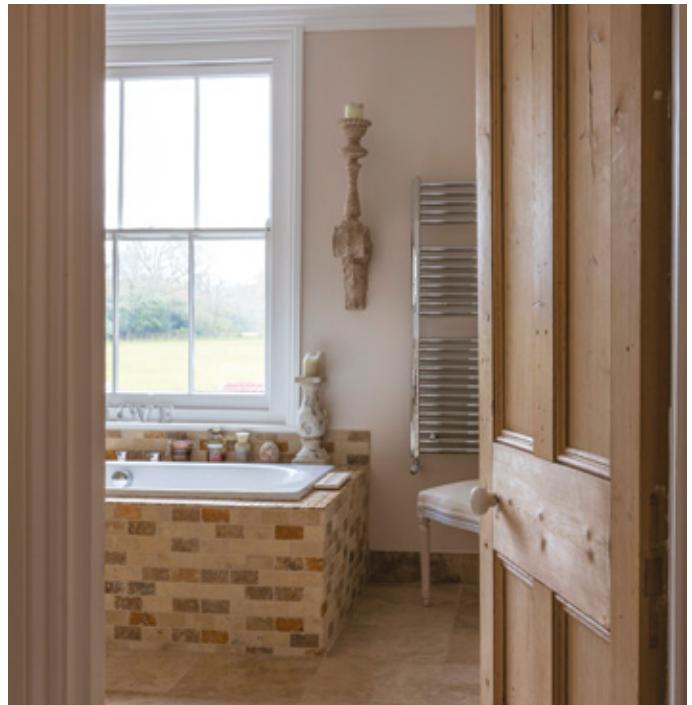
Elm Tree House has been owned by our clients for the last 20 years during which time they have created a really wonderful family house offering superb accommodation over three floors. One of the key rooms is the splendid kitchen/breakfast/family room with open fireplace, bifold doors and bespoke kitchen units with a view over the garden and fields beyond. Along the front of the house is an elegant drawing room with bay window, working fireplace and detailed cornice.

Upstairs are 6 double bedrooms and 3 bath/shower rooms over two floors.









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

**Approximate Gross Internal Floor Area**

**2955 sq ft / 274.5 sq m**

**Outbuildings: 523 sq ft / 48.6 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



To the rear of the property is an incredibly useful annexe which is currently used as a music studio home office and utility room. This could be used for multiple purposes as required.

Double gates open into the gravel driveway with parking. There is a further pair of double gates leading to the garden with a lovely area of lawn and a terrace with views over the adjacent fields.

## Services

The vendors advise that the property has oil fired heating, mains water, drainage and electricity.

**EPC Rating: E**





## Local Authority

Waverley Borough Council 01483 523 333

## Directions (GU8 4LZ)

From Guildford take the A281 towards Horsham, passing through the villages of Shalford and Bramley. After about 5.5 miles having passed Smithbrook Kilns, turn right onto the B2130 signposted Dunsfold. Follow the signs for Dunsfold and proceed towards the village. Elm Tree House will be found on the right hand side at the start of The Common.



**Connecting people & property, perfectly.**

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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