



ESTATE AGENTS



2 Bowling Green, Compton, Guildford, Surrey, GU3 1JT

Guide Price £675,000

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An immaculately presented four bedroom modern family home that is not only adaptable in its layout but is wonderfully spacious with around 1700 sqft of flexible living accommodation in this beautiful village.

The property is well-proportioned and set over three floors, it was finished to a high standard when built but has been hugely enhanced by the owners who have had it since new in 2009.

An invitingly wide entrance hallway gives access to all of the downstairs rooms and stairs to the upper floors, all of which have under floor heating.

On the ground floor, the stunning refurbished kitchen has recently been improved with Beltrami quartz worktops, BORA hob with built-in professional extraction and a Quooker instant boiling and cold filtered water tap, there is plenty of space for dining and this also leads into the bright conservatory with enough space for a sofa or seating to watch TV and doors to access the garden.

From the hallway there is a downstairs WC with wash hand basin, a separate large storage cupboard housing the Megaflo Water Heating System and controls, the owners also use this space for coats and clothes drying.

The Media/Games/Cinema room is stunning in what is an already fabulous home, it has been created professionally with sound deadening and insulation from much of what was previously the garage, it has been plushly carpeted and decorated to give it that "cinema" feel.

On the first floor is the large main bedroom with bespoke walk-in wardrobe, there is a window to the front which overlooks the village green, this bedroom is large enough to add an en-suite bathroom and there is already concealed plumbing in place to facilitate this. There are two further bedrooms on this floor as well as the modern family bathroom.

Up to the second floor and to what was originally the large main bedroom with good sized en-suite shower room, there is a window overlooking the rear garden from the bedroom.

Outside, the rear hard landscaped garden is around 50ft in length and has the benefit of the large side and rear access area which houses an array of wonderful raised beds currently used for growing fruit, herbs and vegetables.

To the front of the house is the parking area with the "Garagette" which is an excellent storage area with access to light, power points and a cold water tap for car washing.

Freehold

- 4 Bedrooms
- 2 Bathrooms
- Stunning Kitchen/Dining Room
- Conservatory
- Media/Games/Cinema Room
- Modern Bathrooms
- Off-Street Parking
- Approx. 50ft Rear Garden
- Rural Setting
- 1.9 Miles to Rail Station
- Council Tax Band F

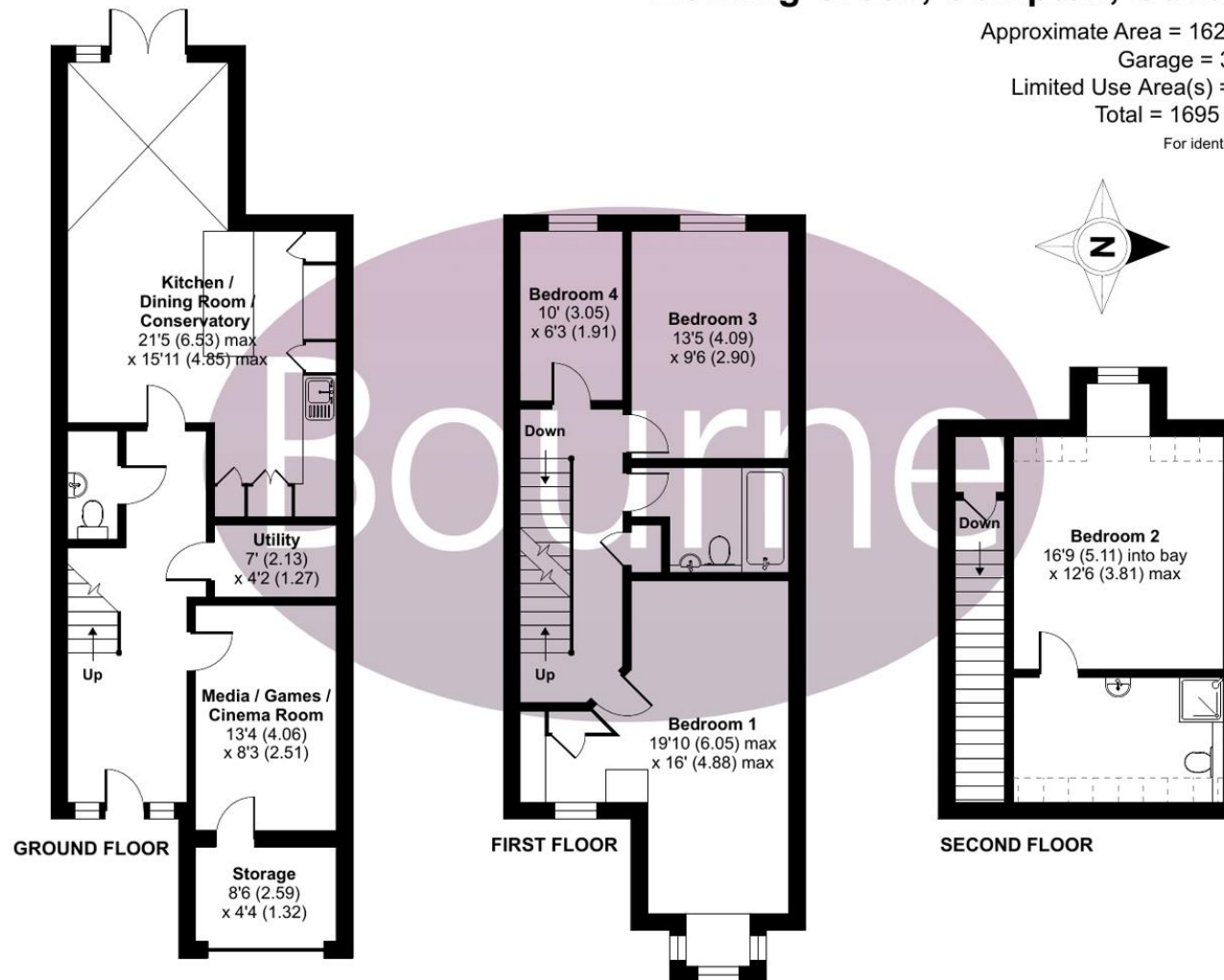


Floorplan

Bowling Green, Compton, Guildford, GU3

Approximate Area = 1625 sq ft / 151 sq m
Garage = 38 sq ft / 3.5 sq m
Limited Use Area(s) = 32 sq ft / 3 sq m
Total = 1695 sq ft / 157.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1080926

Location

Located in the beautiful village of Compton, just 3 miles from Godalming with its vast array of shops, cafes and eateries and just 1.9 miles from Farncombe Station. The train will get you to London Waterloo in around 47 minutes or the A3 junction to London and the South Coast is just 1 mile away so the village is a popular location for those looking for easy travel links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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