



Littleton Lane, Guildford, Surrey, GU3 1HN

Asking Price £650,000

Littleton Lane, Guildford, Surrey, GU3 1HN

This spacious chalet bungalow features extensive accommodation throughout with five bedrooms, two reception rooms, conservatory, car port, driveway parking and large south facing garden.

This property is quietly situated in the rural hamlet Littleton and on the famous Loseley House Estate built in Tudor times in 1586 by the More-Molyneux, who still own it today. This property is offered with no onward chain.

The front door opens into the porch with two cupboards and a window to the side. The inner door leads into the dining room and through to the kitchen and living room. The modern kitchen comprises a range of fitted units with granite worktops, integrated fridge/freezer, dishwasher, electric hob, oven and space for further kitchen appliances. The bright and large 20'7" living room has two sliding doors to the equally bright and spacious conservatory boasting views over the garden.

To the left hand side of the chalet bungalow are four bedrooms, one having a built-in wardrobe. There is also a modern shower room with a corner shower cubicle, WC and wash hand basin.

Stairs in the hall lead to the first floor landing, with a cupboard and access into the useful loft space for storage. The main bedroom has a window to the side and large built-in wardrobe.

The rear garden comprises a large laid to level lawn with mature flower beds and shrub borders. There is a large pond area in the middle of the garden with mature trees and shrubs. To the side of the garden is a large garden store and a greenhouse. To the rear of the garden is another garden store with electric power inside.

To the front of the property is the driveway with parking for three cars and a car port to the side. There is a pathway leading to the front door and to the side of the property giving access to the rear garden. There are also two useful storage cupboards under the property.

Council Tax Band - D

- Five Bedrooms
- Rural Location
- Large South Facing Garden
- Modern Kitchen
- Modern Shower Room
- Driveway Parking
- Conservatory
- No Onward Chain
- Council Tax Band - D

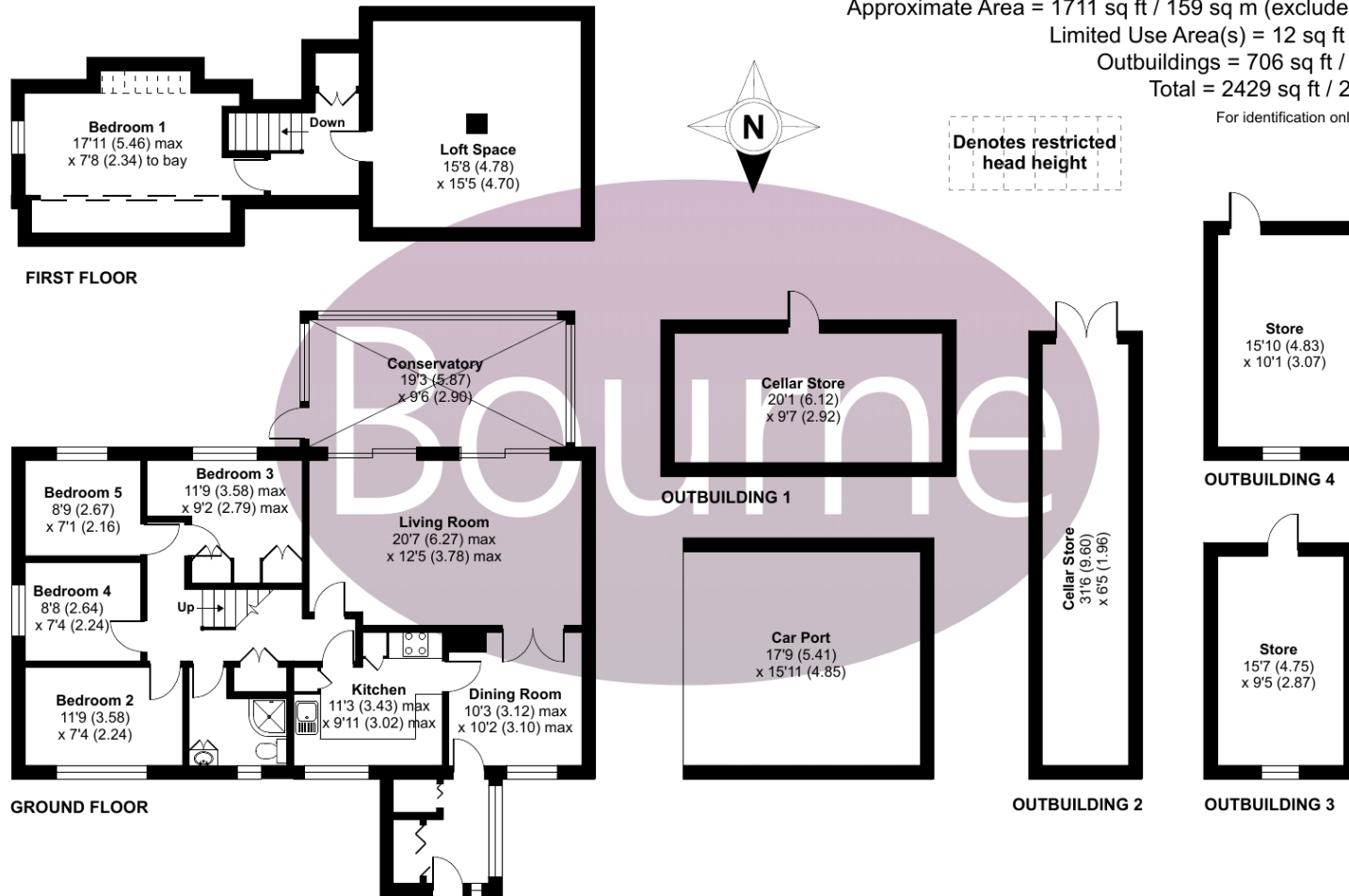


Floorplan

Littleton Lane, Guildford, GU3

Approximate Area = 1711 sq ft / 159 sq m (excludes car port)
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Outbuildings = 706 sq ft / 65.6 sq m
Total = 2429 sq ft / 225.6 sq m

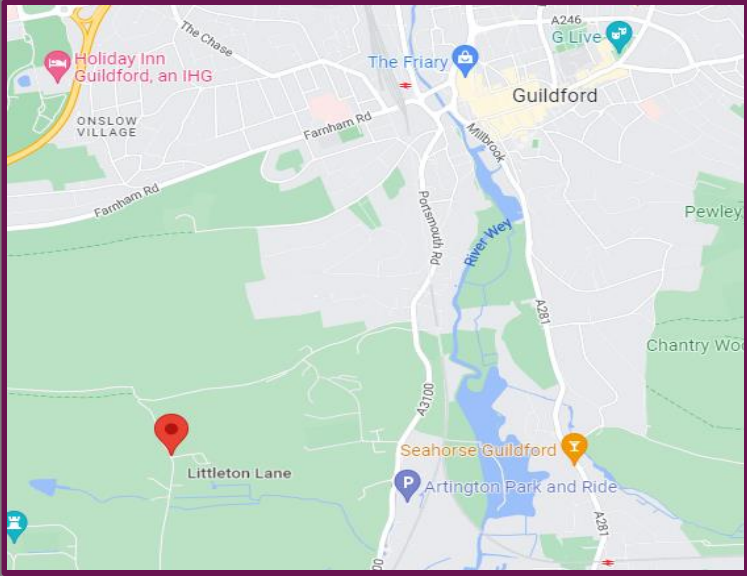
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Bourne Estate Agents. REF: 855241

Location

Ivy Hollow is situated in a delightful rural hamlet Littleton, just 2 miles south west of Guildford. The hamlet is surrounded by open countryside, much of which is owned by Loseley Park and provides many miles of footpaths. The A3 can be accessed at Compton, which leads south to the coast or north to London, and Gatwick and Heathrow international airports via the M25.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	17 G	

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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