



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,675,000

The Pink House, The Common

Dunsfold, GU8 4LJ

On the common and in the heart of the village conservation area only 100 metres from the village shop and 300 metres from the pub and the cricket pitch - a detached Georgian village house, recently extended and completely renovated from top to bottom, featuring a stunning 725 sq ft Neptune kitchen, all set within a secluded west backing sunny garden

PROPERTY SUMMARY

The Pink House was reputedly built in 1820 and is one of Dunsfold's landmark village houses standing back overlooking the common and within a short walk of the shop and pub. The property has been extended and completely renovated from top to toe approximately five years ago, with works that include a rear and side extension, re-tiled roof in slate, new double glazed bespoke sash windows and doors, new plumbing and heating with period style radiators and some under floor heating on the ground floor, re-wiring throughout, new walls and ceilings throughout, bespoke Crittal style internal doors and the whole accommodation is finished in a neutral monochrome design. Outside there is a delightful covered veranda built in the same specification as the house with matching skylights and facing south and west. There is an integrated garage, re-built in reclaimed bricks and linking with the utility room, with new oil boiler and hot water cylinder and a dog shower. The rear garden is a lovely feature, backing west with a large entertaining terrace with matching tiles leading straight out from the kitchen and linking with the covered veranda. The garden is very secluded and sunny, providing a colourful and secluded woodland style village garden with garden shed.



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The Pink House stands in a central position overlooking the common in the heart of the Dunsfold village conservation area and is one of the village's landmark picturesque period houses. Within 150 metres there is a village store and Post Office, and the popular pub and cricket green are 350 and 400 metres away respectively. There are many nearby country footpaths leading out from the village into the unspoilt surrounding countryside providing lovely country walks and rides, and the village is surrounded by farms and fields providing a truly rural atmosphere with prevailing sounds of cows, sheep and birdsong. There are comprehensive shops in Cranleigh (4 miles), Godalming (6 miles) and Guildford (10 miles). There are main line stations at Milford, Godalming, and Guildford and popular schools at Cranleigh, Godalming and Guildford.







Village shop - 150 metres

Village pub - 300 metres

Cranleigh - 4 miles

Godalming - 6 miles

Guildford - 10 miles

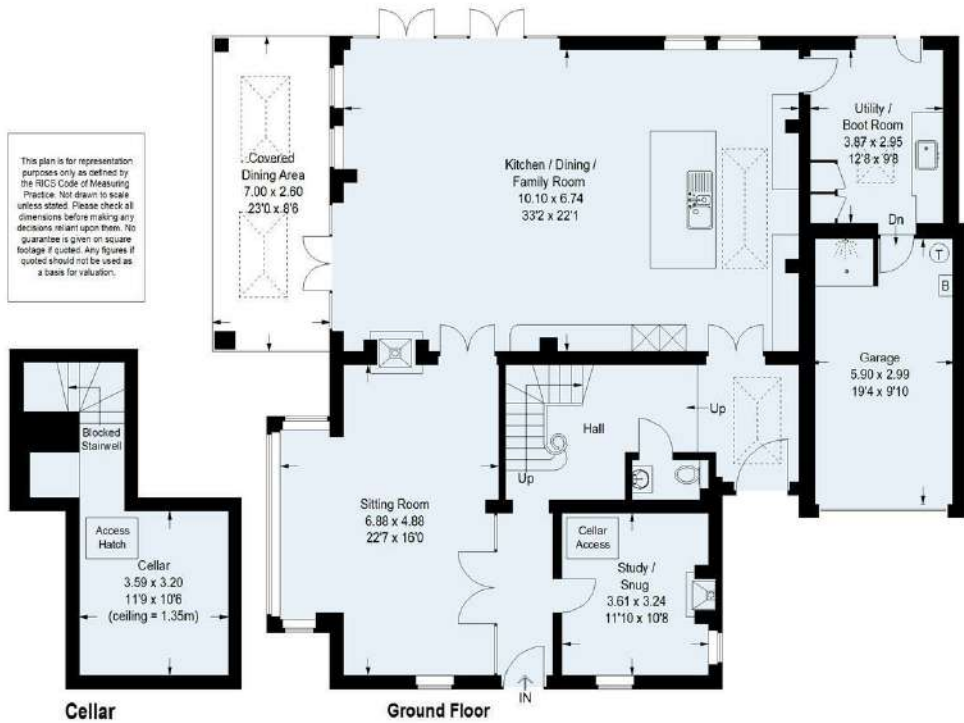
NB: Pursuant to the Estate Agents Act 1979, it is hereby declared that the vendor of this property is a partner of Hill Clements Estate Agents



DIRECTIONS

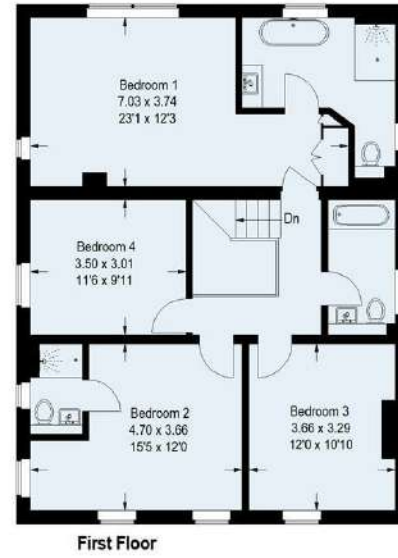
From Godalming take the B2130 Brighton Road out of town and continue through Hascombe village and turn right at the end of a long straight into Dunsfold Common Road. Carry on into Dunsfold village, passing the duck ponds and the turning to Shoppe Hill and turn right into the village car park on the common, where The Pink House will be found behind it and to the right.

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Approximate Gross Internal Area
 Cellar = 16.4 sq m / 177 sq ft
 Ground Floor (Including Garage) = 174.1 sq m / 1874 sq ft
 First Floor = 88.7 sq m / 955 sq ft
 Total = 279.2 sq m / 3006 sq ft

Covered Dining Area = 18.2 sq m / 196 sq ft (approx)



LOCAL AUTHORITY
 Waverley

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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