



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,250,000

Lock House Lodge, Knightons Lane

Dunsfold, GU8 4NU

In a truly rural setting towards the end of a no-through country lane, surrounded by glorious countryside with amazing walks and bridleways on the doorstep - a charming detached Victorian country lodge, beautifully modernised throughout and set in 0.6 acres with double car port

PROPERTY SUMMARY

Lock House Lodge is a charming detached Victorian lodge which is set in the most delightful and truly rural location, almost at the end of a long country lane, with only two more houses beyond, and surrounded by woodland, with footpaths and bridleways on the doorstep. The house itself has been beautifully modernised to enhance the natural features of its period, with large sash windows flooding light in from all aspects, high ceilings and wooden floors. The accommodation is therefore very light and airy and comprises a reception hall, two fine bay windowed reception rooms, a practical kitchen/dining room, utility room and cloakroom. On the first floor there are three similarly sized double bedrooms, one of which has an en suite shower room. There is also a beautifully decorated and designed Victorian style family bathroom, complementing the era of the house. Outside the garden adjoining the house has been beautifully landscaped and there is an electric five bar gate providing access to the gravelled parking area and the open fronted timber double car port and store. There is also a home office/gym and large areas of lawns, surrounded by mature shrubs and hedging and a small area of woodland at the end of the garden. In all the garden extends to approximately 0.6 acres. There is private drainage and LPG heating.

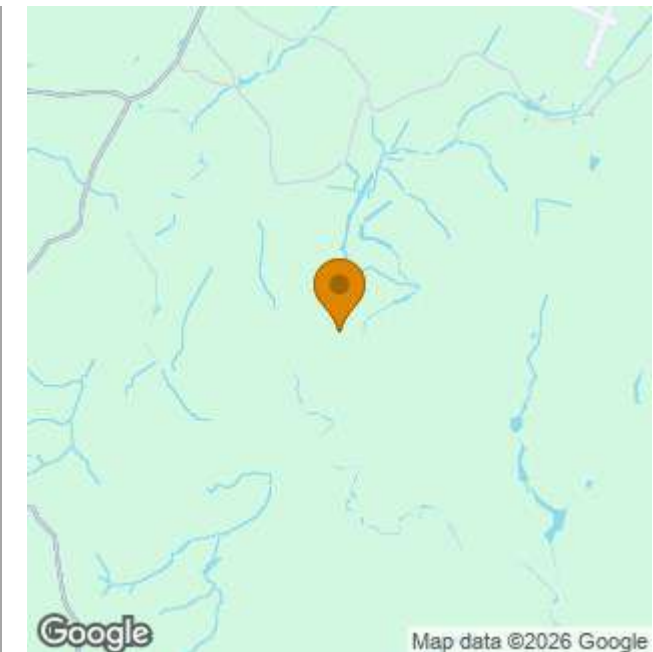
**3**

**2**

**3**

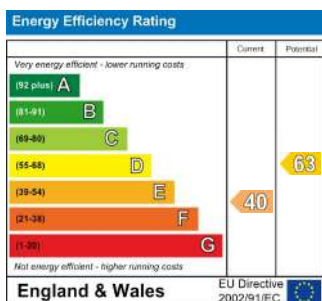






DIRECTIONS

From Godalming, take the B2130 Brighton Road out of town and continue through Hascombe skirting the Deer Park and turn right signed to Dunsfold. Carry on through the village, passing the village shop, The Sun pub and the cricket pitch and turn left into Knights Lane. Continue down the lane for 1.4 miles and Lock House Lodge will be found on the right. what3words: became.change.scrubbing



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

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



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

OFFICE ADDRESS
6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS
01483 300300
info@hillclements.com
<https://hillclements.com/>