

Wancom Paly Puttenham Heath Road

Compton Guildford GU3 1DU

Guide Price: £875,000 Freehold

Emery& Orchard
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WANCOM PALY

- Over 2,200 Sqft Of Spacious & Adaptable accommodation
- Easy Access To A3 & A31
- Short Drive To Guildford, Godalming & Farnham Town Centres
- Good Sized Garden Including Pretty Enclosed Courtyard
- Spacious Reception Hall
- Double Aspect Sitting Room & Family Room/Bedroom Four
- Re-Fitted Kitchen/Breakfast Room
- Study, Cloakroom, Laundry Room & Workshop
- Three/Four Bedrooms & Two Bathrooms
- Garage & Parking For Several Cars



A charming three/four-bedroom character family home offering over 2,200 sqft of spacious and adaptable accommodation. A particular feature is the recently re-fitted kitchen and breakfast room, which provides ample space for dining and creates a delightful hub for family gatherings and entertaining guests. Externally, the property has a good-sized garden complete with an attractive, secluded courtyard area—ideal for alfresco dining. Occupying a highly convenient location, the home is within easy reach of the A3 and A31, and only a short drive from the historic town centres of Guildford, Godalming, and Farnham.

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Guildford Main Line Station - 3.9 Miles (Waterloo From 36 Minutes)

Godalming Main Line Station – 3.1 mile (Waterloo approx. 45 mins)

Godalming – 3.4 miles - Guildford - 3.5 Miles - Farnham - 7.3 Miles

A3 – 0.1 miles - A31 - 1.1 Miles

M25 – 12.2 miles M3 – 10.1 miles

Energy Efficiency Rating - D

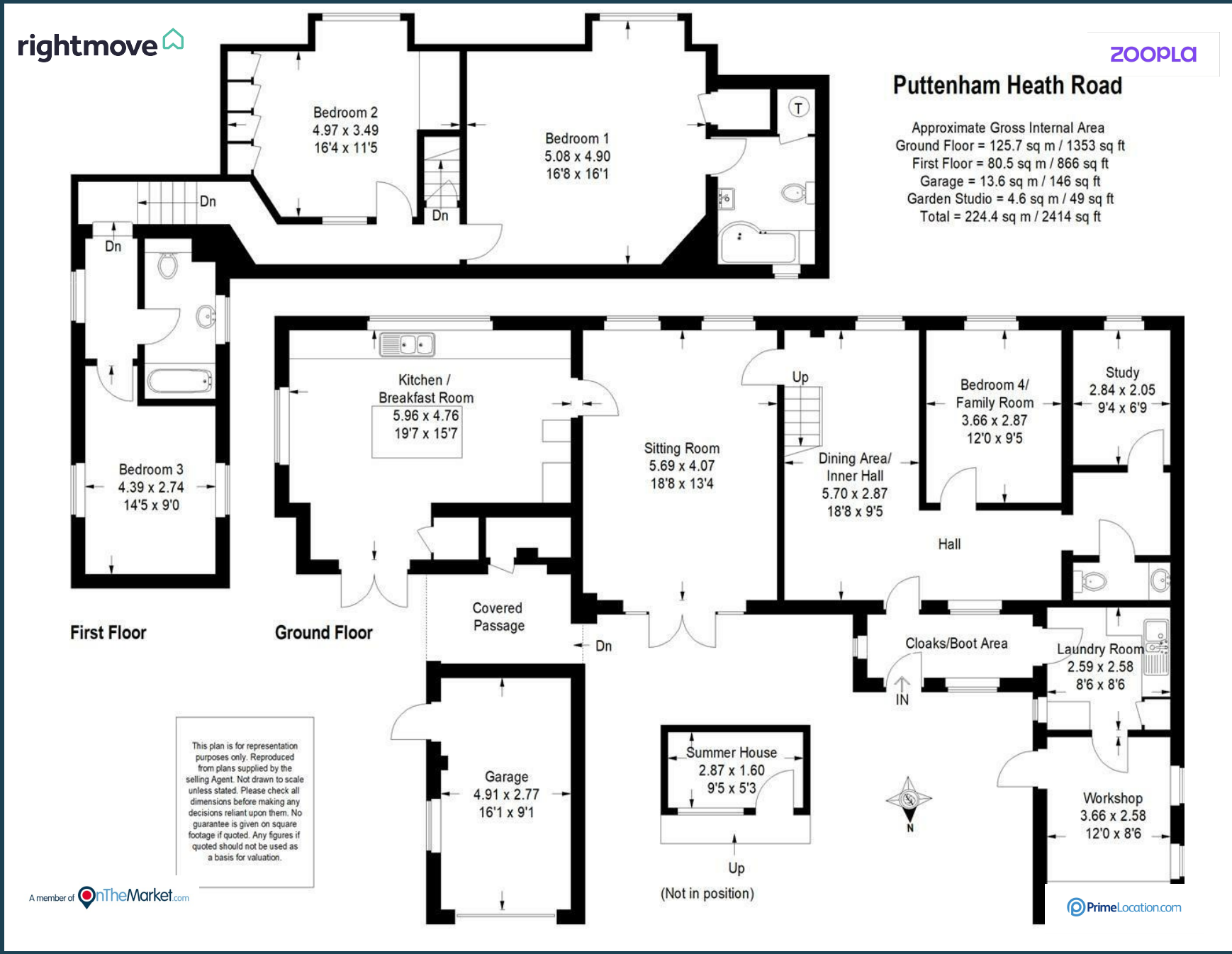
Council Tax Band – G - Payable £4266.92 (2026/27)





Directions: From our office in the High Street, proceed down Bridge Street and straight across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road. Continue along Chalk Road which continues into Charterhouse Road and then in turn becomes Hurtmore Road. Stay on this road passing the Peugeot garage on your right hand side and follow the road round to the right which becomes Priorsfield Road leading up to the A3. On reaching the roundabout at the end of Priorsfield Road take the second exit over the A3 and at the next roundabout bear left into Puttenham Heath Road, signposted to Puttenham. The driveway to Wancom Paly will then be seen on your right hand side after 0.2 mile





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naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.