



The Bumpers

Seale Lane, Puttenham, Surrey

A stunning detached home in a picturesque village setting with views across the surrounding nature reserve

An impressive detached family home with extensive, highly attractive accommodation and a beautiful garden, set in an idyllic village setting with stunning views across the surrounding countryside. The property features beautifully appointed accommodation, with much of the living space taking advantage of those sweeping west-facing views across Puttenham Common.



4 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



OUTSIDE PARKING



GARDEN



FREEHOLD



VILLAGE



3,630 SQ FT



**GUIDE PRICE
£1,750,000**



The property

The Bumpers is a substantial detached home offering more than 3,630 sq. ft of light-filled accommodation arranged over three floors. The property's flexible layout includes two kitchens, providing the opportunity to divide the accommodation into a main house and an annexe, if required.

The main reception room is the well-proportioned drawing room across the back of the house, with French doors and bi-folds opening onto the garden, creating a sense of space and light. The room features oak flooring and a logburner, and runs through to the spacious kitchen and dining room in a semi open-plan layout. This splendid social space has timber beams overhead and exposed brickwork, as well as wooden kitchen units, a central island and an Aga. There is also large study for private home working - possible playroom, while the eastern wing of the house has the second kitchen, and bi-folds opening to the stunning garden room. The kitchen itself has cream fitted units to base and wall level, a range cooker and a breakfast bar, as well as a walk-in pantry and space for a

breakfast table for informal dining. The boot room and utility provide further space for home appliances and storage.

The main staircase leads to the first floor, where there are five well-presented double bedrooms. These include the generous principal bedroom with its Juliet balcony, dressing area with fitted wardrobes and en suite shower room. One further bedroom has a Juliet balcony, a larger balcony and an en suite shower room, while another has a second adjoining room, which could be used as a further bedroom, a nursery, a study or a dressing room. The first floor also has a family bathroom, while the second floor provides an additional two double bedrooms, one of which is en suite.

There is planning approval, in perpetuity, for a 45 sq m semi basement, beneath the large kitchen/dining area. Ref 08/P/01197. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Outside

At the front of the property, security gates open onto the driveway, with parking space for several vehicles. There also is an area of lawn, bordered by established hedgerows. The garden at the side of the house takes advantage of the sweeping, open views towards Puttenham Common. It includes a sunny patio, a brick pillared gazebo with fully insulated tiled roof and floor, with electric lighting and heating providing a covered dining area, an area of lawn and at the rear, a further patio area with a small lawn and terraced gardens beyond. There is also a pond, a large vegetable garden with raised beds, a greenhouse and an orchard, as well as a large grassy paddock beyond. Outbuildings include a kennels and enclosure, two sheds and the gate house, providing further garden storage.

Location

The property is set in the attractive village of Puttenham, within easy reach of both Guildford, Godalming and Farnham. The village has a local pub, a village hall and an Puttenham Infant School, while there are also local shops and post office in Shackleford & Farncombe

The ancient market town of Godalming is just over four miles to the southeast, offering a wide range of individual shops, restaurants, supermarkets and general amenities. Godalming boasts many wonderful locations, which include Winkworth Arboretum. Nearby leisure facilities include Bramley, Milford, Charterhouse and Hurtmore Golf Clubs along with Godalming Leisure Centre and The Charterhouse Club. Guildford is about five miles distant and has a thriving High Street offering an eclectic range of shops and restaurants. Leisure facilities include the Surrey Sports Park and The Spectrum Sports Centre, both providing numerous sporting facilities. The Arts can be enjoyed at The Yvonne Arnaud, Electric and G theatres.



Distances

- Farncombe 4.2 miles
- Godalming 4.6 miles
- Guildford 5.0 miles
- Farnham 5.5 miles
- Farnborough 7.0 miles

Nearby Stations

- Farncombe
- Wanborough
- Guildford

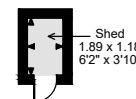
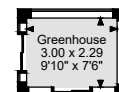
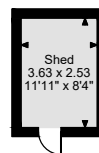
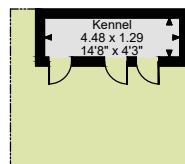
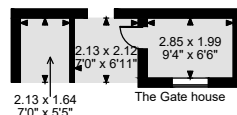
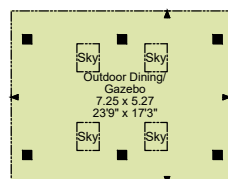
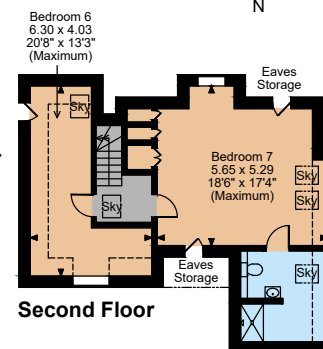
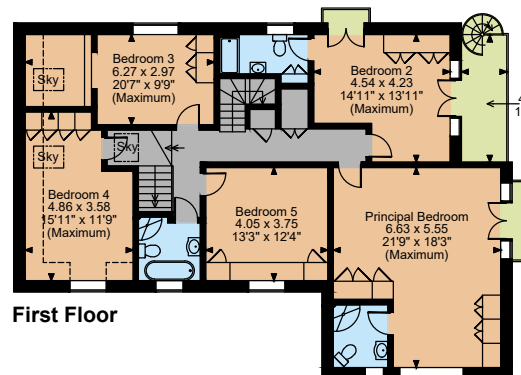
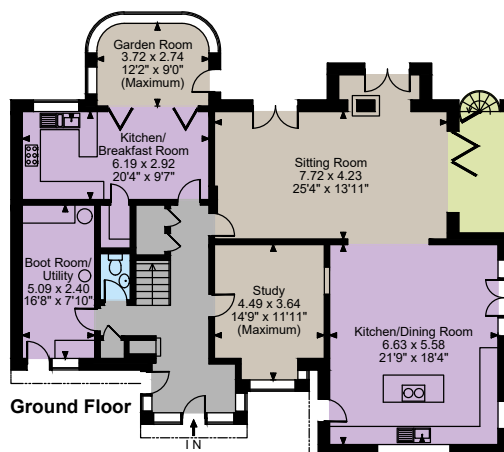
Key Locations

- Loseley Park
- Greyfriars Vineyard
- RHS Garden Wisley
- Winkworth Arboretum
- Denbies Wine Estate

Nearby Schools

- Puttenham Infant School
- St Mary's CofE
- St Catherine's
- Charterhouse
- Prior's Field
- Godalming College
- Guildford High School
- Royal Grammar School
- Aldro Independent School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,630 sq ft (337 sq m)

Outbuildings internal area 416 sq ft (39 sq m)

Balcony external area = 370 sq ft (34 sq m)

Total internal area 4,046 sq ft (376 sq m)

For identification purposes only.

Directions

GU3 1AX

what3words: ///weeknight.retaliat.e.p.oets

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

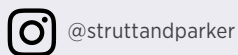
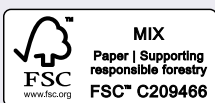
EPC Rating: C

Guildford

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