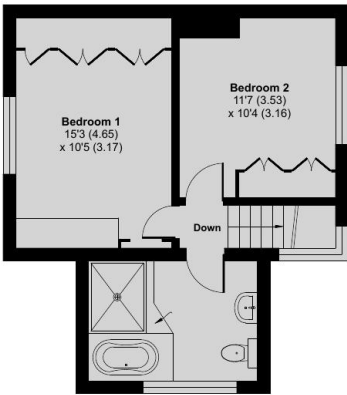


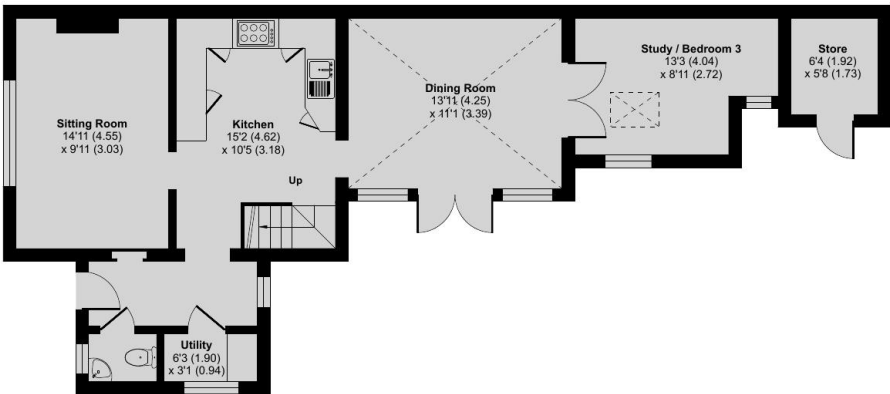
The Street, Compton, Guildford, GU3

Approximate Area = 1094 sq ft / 101.6 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1130 sq ft / 104.9 sq m
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1359282



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1130	2.2 miles	Band F	N/A	N/A

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



Dairy Cottage, The Street, Compton, GU3 1ED

£600,000 Freehold

Delightful character cottage in a convenient village location. With its distinctive half-timbered elevations, mellow Bargate stone and steep tiled roof, this classic turn-of-the-19th-century semi-detached home exudes period charm while offering thoughtfully integrated modern enhancements. Conveniently positioned in the village of Compton, this home enjoys beautifully established gardens, a bright conservatory/dining room, a modern fitted kitchen and a delightful sitting room with an exposed brick fireplace. No onward chain.



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Tucked away in the heart of Compton, this attractive period cottage immediately captures the imagination with its gabled rooflines, leaded light windows and traditional timber framing. A winding gravel path and landscaped front garden create a welcoming first impression, while mature trees and foliage provide a sense of privacy and tranquillity.

Inside, the accommodation offers an appealing blend of character and practicality. The sitting room features a brick-surround open fireplace that provides a warm focal point, while the adjoining entrance hall includes a cloakroom and a separate utility room for everyday convenience. The modern oak-style kitchen is fitted with a range of cabinetry and integrated appliances, with double doors opening directly onto the garden, creating a seamless connection between inside and out.

A conservatory/dining room enjoys a vaulted glazed roof and exposed brick detailing, providing a light-filled space for dining or entertaining with lovely garden views.

A versatile third reception room, currently used as a study/home office, enjoys a vaulted ceiling and could equally serve as a guest bedroom. This room adjoins a useful store that presents potential for conversion into an en-suite shower room if desired, but does not have direct access to the garden.

Upstairs, there are two generous double bedrooms, each with fitted wardrobes and pleasant outlooks over the surrounding gardens. The principal bedroom enjoys generous proportions and a calm, restful atmosphere while bedroom two is enhanced by an ornate period fireplace. The large modern family bathroom features both a full-sized bath and a separate walk-in shower.



The gardens are a true feature of this home, providing colour and interest throughout the seasons. To the front, a mature lawn is framed by trees, shrubs and winding pathways, while to the rear a more secluded lawn and terraced areas create a lovely setting for outdoor dining or simply relaxing. A small section of the garden to the rear is held on a 999-year lease. A useful brick outbuilding/garden store offers additional storage for tools or bikes.

Perfectly placed for village life yet within easy reach of Guildford and Godalming, the property enjoys the best of both worlds – a rural feel with excellent local amenities, schools and mainline stations close to hand.

Please note that some external photographs have been enhanced using AI.



