



**The School House, Littleton Lane, Littleton, Guildford,
Surrey, GU3 1HW**

CLARKE  GAMMON

The School House

LITTLETON LANE, LITTLETON, GUILDFORD, SURREY, GU3 1HW

This beautifully converted and deceptively spacious former schoolhouse, situated in the peaceful hamlet of Littleton, offers a rare opportunity to acquire a property in this sought-after location, where homes seldom come to market. Carefully and sympathetically modernised and extended in 2004, the house blends historic Victorian character with modern comforts while retaining its original charm. With attractive Bargate stone elevations, a solid oak front door, and period details throughout, this exceptional property is perfect for families or discerning downsizers alike.

The ground floor welcomes you with a tiled hallway featuring underfloor heating, which flows effortlessly into the principal rooms, creating a cohesive layout with excellent flow. The double-aspect living room has a large bay window, and a feature brick fireplace, adding warmth and character. Double doors connect the living room to the dining room, making it ideal for entertaining. The white cream shaker-style kitchen is both stylish and functional, featuring bespoke cabinetry in the breakfast area, an Everhot oven, and a solid oak floor with underfloor heating. Double doors from both the kitchen and dining room lead to the terrace, extending the living space into the garden for alfresco dining.

A separate study provides flexibility and could be used as an additional bedroom. The utility room, with access to the garden is an added convenience, while a downstairs shower room with separate cloakroom completes the ground floor accommodation.

Upstairs, the double-aspect master bedroom enjoys ample natural light, built-in wardrobes, and a 3-piece en-suite with a walk-in bath. Bedroom two features built-in storage, and bedroom three offers exciting potential to create an en-suite or dressing room. The family bathroom has a 4-piece suite with an Aqualisa shower and underfloor heating. The landing provides access to practical eaves storage.

The self-contained annexe, with its own independent entrance and staircase, offers incredible versatility. It features a kitchenette, en-suite, and the option to access the main house from the first floor, making it ideal for relatives, guests, an au-pair, or carer. Alternatively, it could serve as a spacious fourth bedroom.

The mature and secluded garden is a true highlight of this property, with wisteria draped along one of the external walls, rose beds, fig trees, loganberries, and raspberries. The garden also features direct access from the front of the property and enjoys views of the Loseley Estate. A terrace area, accessible from the kitchen and dining room, provides a perfect space for relaxing or entertaining. Discovery and Cox apple espaliers are well-designed to give the terrace natural delineation from the lawn below.

Additional outdoor features include a storeroom and an outside cloakroom. A private driveway offers ample off-street parking, while the integral garage provides additional storage or workshop potential and benefits from power and lighting.

Littleton offers a tranquil rural setting with a strong sense of community, yet it is conveniently located close to Guildford's bustling town centre, with its excellent shopping, dining, and cultural amenities. The property also benefits from proximity to highly regarded schools and superb transport links to London and the South Coast.

This is the first time this house has come to the market since being converted from a Victorian school in 2004/5. It combines historic charm, modern comforts, and a highly versatile layout to suit a variety of lifestyles. Early viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

- **Detached home converted from a former schoolhouse**
- **Set in an enviable location with far-reaching views over the Loseley Estate**
- **Versatile and adaptable layout**
- **Ample driveway parking and garaging**
- **3,416 sqft of living accommodation**
- **4 bedrooms, including the attached annex**
- **Mature and well-established garden and grounds**
- **EPC: E**

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Local Authority: Guildford Borough Council, tax band G

Services: The property benefits from mains water, electricity and drainage. There is an oil tank used for heating.









SITUATION

Littleton is a small yet desirable hamlet, situated on Littleton Lane, which is within easy reach of Portsmouth Road, leading to Guildford town centre to the north and Godalming to the south. Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafés plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

Godalming is also within easy reach, with its quaint high street with a range of national and independent traders, public houses, restaurants and eateries. There is a Sainsburys and Waitrose, and rail links to London Waterloo. Farncombe village is 1.5 miles away and has a range of shops catering for everyday needs including a butchers and co-op. There is a train service from Farncombe with a direct service into Waterloo. A doctors surgery with adjoining chemist is located in Binscombe, under 2 miles away.




DIRECTIONS

From Guildford, head south on Portsmouth Road until you reach Ye Olde Ship Inn public house. Turn right onto Sandy Lane. Follow Sandy Lane until you reach a hairpin and continue to follow the road round, onto Littleton Lane. The School House is 0.2 miles down Littleton Lane and is the 2nd house on your right hand side after Pillarbox Cottage.

If you are approaching the property from the A3, Godalming or Peasmarsh, follow signs for the Loseley Estate along New Pond Road (B3000). Turn onto Stakescorner Road and continue to follow the road until it becomes Littleton Lane. The property is 1 mile from New Pond Road and will be on your left hand side. The property is the penultimate in the hamlet, on the left just before Pillarbox Cottage.

For reference, Pillarbox Cottage is a Tudor half timbered house with a red letterbox in the wall of its front garden.

The School House is a quality detached home, situated in an enviable location. Houses of this type seldom come to the market - an early viewing is recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Littleton Lane, Guildford, GU3

Approximate Area = 3416 sq ft / 317.3 sq m

Limited Use Area(s) = 286 sq ft / 26.5 sq m

Garage = 230 sq ft / 21.3 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 3989 sq ft / 370.3 sq m



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Clarke Gammon. REF: 1210719

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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