



## Ivy Hollow 13a Littleton Lane, Guildford. GU3 1HN

- Must Be Seen
- No Onward Chain
- Five Bedrooms
- Fitted Kitchen
- Updating Needed
- Generous Lounge
- Dining Area
- Conservatory
- large Garden
- Gas Central Heating





### PROPERTY DESCRIPTION

Situated in the rural hamlet of Littleton and on the famous Loseley House Estate this chalet bungalow is offered with no onward chain and comes to the market in need of some cosmetic updating giving a buyer the chance to stamp their mark. The ground floor offers a fitted kitchen, dining area, spacious lounge, conservatory, shower room and four bedrooms whilst the first floor offers a double bedroom and loft space.

The rear garden, in our opinion, is a fantastic feature of this home. Mainly laid to lawn, large pond and mature trees and shrubs. There are also several garden stores and greenhouse whilst the front of the property offers off road parking and generous car port but to fully appreciate the setting and accommodation viewings are highly recommended.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Porch

Front door through to:

#### Dining Area

Front aspect window, doors to:

#### Lounge

Two rear aspect patio doors, radiator

#### Kitchen

Front aspect window, range of units, granite worksurfaces, space for and built in appliances,

#### Conservatory

Rear aspect windows, side aspect door

#### Shower Room

Front aspect window, shower unit, low level w/c, wash hand Basin , wall mounted heated towel rail.

#### Bedroom

Front aspect window, cupboard , radiator

#### Bedroom

Side aspect window, radiator

#### Bedroom

Rear aspect window, built in shelving and desk, radiator

#### Bedroom

Rear aspect window, radiator, cupboards

### First Floor

#### Landing

Door to loft space, door to:

### Bedroom

Rear aspect window, eaves storage, radiator

### Outside

#### Garden

Large lawn area and pond, mature trees and shrubs, flower beds, several garden stores one with power. Parkin to the front of the property with generous car port.

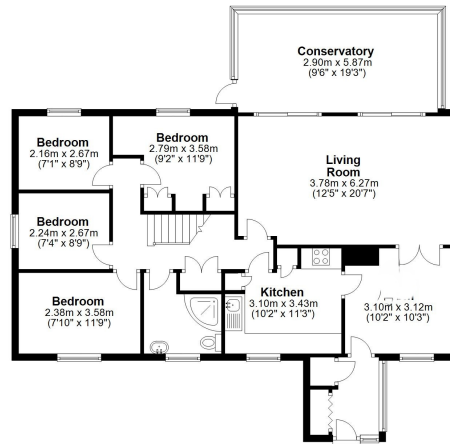


# FLOORPLAN



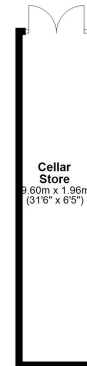
## Ground Floor

Approx. 111.2 sq. metres (1197.0 sq. feet)



## Outbuilding

Approx. 18.8 sq. metres (202.3 sq. feet)



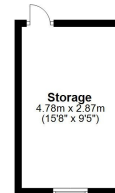
## First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



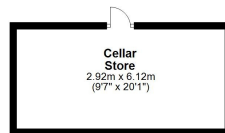
## Outbuilding

Approx. 13.7 sq. metres (147.7 sq. feet)



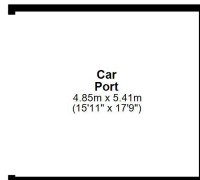
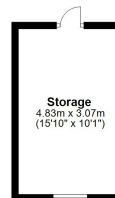
## Outbuilding

Approx. 44.1 sq. metres (475.0 sq. feet)



## Outbuilding

Approx. 14.8 sq. metres (159.8 sq. feet)



Total area: approx. 246.5 sq. metres (2653.8 sq. feet)