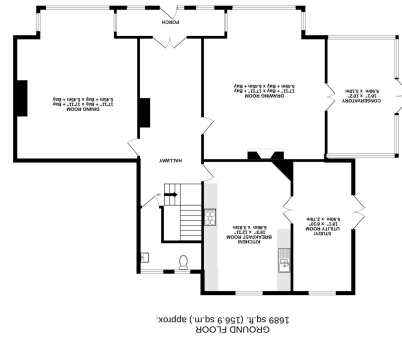
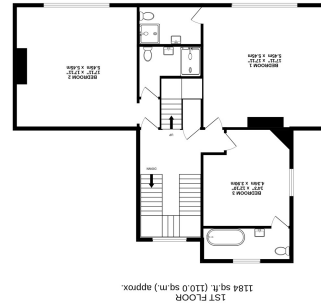
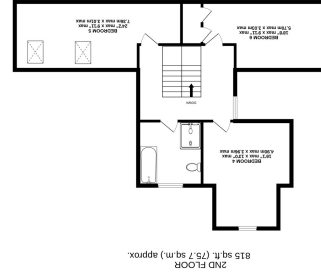


While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. All dimensions are given in metres and feet. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or energy costs. Made with Metropix 2024.



| England, Scotland & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92+) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 58 |
| Potential | 80 |

Energy Efficiency Rating





Description

*** Viewings are essential to fully appreciate all that this unique home has to offer ***

A magnificent country home with substantial accommodation totalling 3,688 square feet in secluded grounds of 0.84 acres. As you enter the home you are greeted by the the grand entrance hall which features an impressive oak staircase. The two main reception rooms offer palatial proportions with box bay windows, decorative 3 meter high ceilings, exposed floorboards and a feature fireplace with log burner in the drawing room. The kitchen is comprehensively fitted with a range of floor and wall mounted units, granite worktops, range cooker, and offers room for a large dining table and chairs. Further ground floor accommodation includes a generous conservatory, utility room and study area, and a cloakroom/w.c.

On the first floor, a spacious landing leads to three double bedrooms, all with en-suite shower or bathrooms. The master bedroom is a lovely light space with a double aspect and three windows, exposed floor boards and a feature fireplace. The second floor offers three further double bedrooms and a family bathroom with both shower cubicle and bath.

To the front of the house is a large shingle drive, approached via electric gates. The gardens wrap around the side and rear of the property and include an area of protected ancient woodland. The majority of the garden is mainly laid to lawn, with a large south/west facing sun terrace, three timber sheds, a fox-proof chicken coup and covered vegetable plot. To the side and rear of the garden is further ancient woodland, providing privacy and a delightful outlook.

Material Information: The house is attached to one other home, and is brick built with predominantly timber sash windows. The water is metered and the new sewage treatment plant was installed March 2024 - this is shared with the neighbour and all running costs are split 50/50. Gas central heating is complemented by a solar hot water system. The house owns most of the private lane up to the gate apart from the very 1st small section coming off the main road with access rights for the neighbour and existing businesses (Further details can be supplied).



Directions

Sat Nav Ref: GU10 4JX

Local Authority

Waverley
Band G

