



Thomas Sheriff Place, Henley Park, Cobbett Hill Road, Normandy, Guildford, Surrey. GU3 2BZ.



Description

A rare opportunity to own a slice of history and follow in the footsteps of kings and queens. The stunning Grade II listed Henley Place formed part of the Royal Forest of Windsor as early as the 12th Century and was used as a hunting Lodge by Charles I. Over the centuries a succession of royals and aristocrats have called it home, before passing into private hands around 1630, with the last owners being Lord Pirbright and Lady Rothschild. The mansion was rebuilt in the Georgian style and was extensively and sympathetically restored in 1998, creating four grand freehold homes. The estate is approached via a gated entrance and long tree lined drive, which leads through approximately 20 acres of communal lawns and woodland.



The grounds and adjoining countryside provide a high level of privacy and offer extensive walks. The property offers a perfect rural getaway, while benefitting from numerous educational and recreational facilities as well as access to key transport links. There is a wide choice of schools within easy reach, including Aldrow, Charterhouse, St Catherines, Tormeads, Royal Guildford Grammer, Cranleigh, Frensham Heights and St Edmunds. Brookwood station is less than 4 miles away and offers a regular service to Waterloo in 35 minutes, while Heathrow, Gatwick, Farnborough and Southampton airports are all within easy reach. Local tennis and cricket clubs are on the doorstep and Worplesdon and Puttenham golf courses are within a 10-15-minute drive. There are many highly regarded village pubs and shops nearby and Normandy is equidistant from Surrey's primary towns of Guildford, Farnham, and Godalming.



The southern wing, known as Thomas Sherrif Place, offers elegant and well-proportioned accommodation totalling 3500 square feet. Set over four floors, the accommodation includes an impressive triple aspect drawing room, solid wood kitchen/breakfast room, utility room, 5 bedrooms and four bathrooms. Period features such as high ceilings, tall sash windows and feature fireplaces take you back in time. As you wander around the house you won't be surprised to learn that the drawing room was once the ballroom for the mansion and that one of the bedrooms was Queen Elizabeths 1's powder room. The current owners have presented the house beautifully and have carried out many improvements in recent years.

There is parking for 2 cars available to the front of the house as well as a double garage and further parking to the rear. Thomas Sheriff Place enjoys a private south facing garden which offers a high degree of seclusion. The generous lawn and shingle terrace provide a lovely space to relax or entertain.

Directions

Proceed along Cobbett Hill Road where the gated entrance to Henley Park will be found.

Local Authority

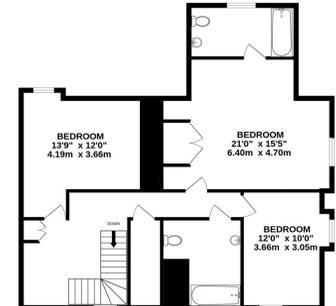
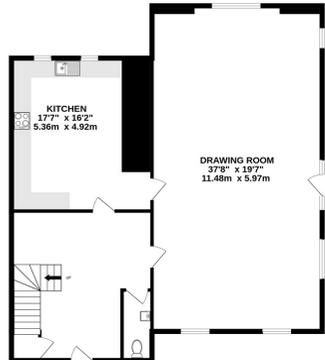
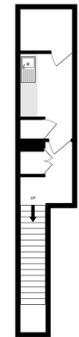
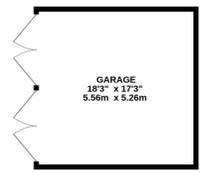
Guildford
Band H

LOWER GROUND FLOOR
AREA: 183.17 SQ.M (438.1) APPROX.

FIRST FLOOR
AREA: 107.14 SQ.M (230.1) APPROX.

1ST FLOOR
AREA: 122.83 SQ.M (266.1) APPROX.

2ND FLOOR
AREA: 106.87 SQ.M (229.1) APPROX.



SQFT INC. GARAGE

TOTAL FLOOR AREA : 3875sq.ft. (360.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	80
England, Scotland & Wales		EU Directive 2002/91/EC	

15 Downing Street , Farnham, Surrey, GU9 7PB
 Tel: 01252 718018
 Email: sales@keatsfearn.co.uk
 Web: www.keatsfearn.co.uk



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

