



Norney Old House

Norney | Shackleford | Surrey

**STRUTT
& PARKER**

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Godalming 3 miles (Waterloo from 49 minutes), Guildford 5 miles (Waterloo from 40 minutes), Farnham 8 miles, London 33 miles. (All distances are approximate)

A charming grade II listed period house situated within this most convenient and picturesque village.

Sitting room | Dining room | Study | Kitchen/breakfast room with Aga | Utility room | Main bedroom with en suite bathroom/dressing room | Three further bedrooms | Family bathroom

Annexe | Sitting room/kitchen | Bedroom | Bathroom | Triple garage | Swimming pool | Attractive gardens

About 0.8 acres (0.3 ha)



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Norney Old House is a wonderful old timber framed house believed to date from the mid 16th century. The property retains much of its original charm and character including a wealth of oak beams and three inglenook fireplaces.

The accommodation includes three separate reception rooms, a farmhouse kitchen/breakfast room with Aga and large utility room. In addition there is a ground floor wing which could be utilised as a separate annex or incorporated into the main house.

On the first floor there is a main bedroom with en suite bathroom/dressing room, three further double bedrooms and a family bathroom.

Situation

- Shackleford is a most sought after and picturesque village occupying a convenient position for Guildford, the A3 and excellent local schools.
- Within the village there is a shop/post office, public house, primary school and highly regarded preparatory school, Aldro.
- A more comprehensive range of facilities are available at Farnham, Haslemere, Godalming and Guildford.
- There are many miles of footpaths and bridle ways providing excellent opportunities for walking, riding and cycling.
- There are a choice of mainline stations with Guildford and Godalming providing a fast service to Waterloo in 40 minutes and 49 minutes respectively. The A3 provides access to London, the M25 Heathrow, Gatwick and the South Coast.
- There are several golf courses in the area including Puttenham, Hurtmore, Milford, Farnham and Hankley Common.



Gardens

The gardens are an attractive feature of the property being predominantly laid to lawn with mature hedging, a number of specimen trees and well stocked flower and shrub borders. There is a covered terrace, ideal for outside entertaining.

Heated swimming pool with paved surround

Outbuildings

Triple garage with double and single up and over doors

Car port

Log and covered store area

Greenhouse

Sheds

General

Services: Mains water, electricity, oil fired central heating, propane gas for Aga, private drainage.

Council tax: Norney Old House is in Tax Band G with an annual charge of £2,225.10 for the year ending 31 March 2008.

Postcode: GU8 6AE.

Local authority: Guildford Borough Council, Millmead House, Guildford, Surrey, GU2 4BB.

Telephone: 01483 444864

Fixtures and fittings: All fixtures, fittings, garden ornaments, carpets and curtains are specifically excluded, but may be available by separate negotiation.

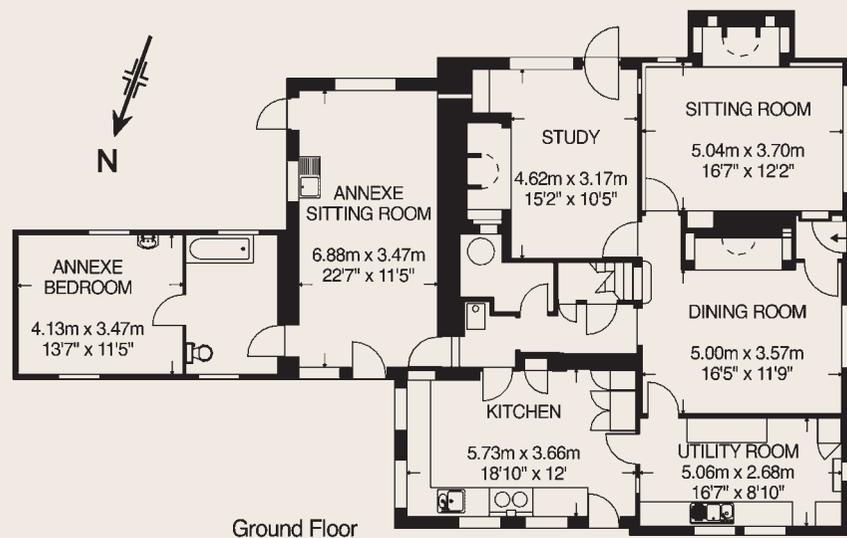
Directions

Leave Farnham on the B3001 signposted to Elstead and Godalming. Continue for about 5 miles through the village of Elstead taking the first turning on the left which is on a sharp right hand bend. Continue for about 100 yards and at the T junction turn left onto Shackleford Road. Continue along Shackleford Road, passing the turning on the left signposted to Shackleford and Puttenham and after a further ½ mile turn right by St Mary's Church into Shackleford Road. Norney Old House will be found at the bottom of the lane just before the road bears to the left.

Alternatively, take the A3 southbound and turn left at Hurtmore junction and pass The Squirrel Public House. Turn right under the A3 and left into School Lane and then the directions are as above.

Viewing strictly by appointment through Strutt & Parker

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