



The Milking Barn

Shackleford | Godalming | Surrey

**STRUTT
& PARKER**

The Milking Barn

4 The Barns | Shackleford | Godalming
Surrey | GU8 6BU

A3 1 mile, Godalming 3.5 miles, Guildford 4.5 miles

A delightful Lutyens designed Grade II Listed converted barn on the outskirts of this popular village

Entrance hall | Drawing room | Dining room
Cloak/shower room | Kitchen/breakfast room | Study
4 Bedrooms | 3 Bath/shower rooms (all en suite)
Double bay open garage | Store room | Gardens



The Property

Formerly part of Cross Farm, The Milking Barn nestles amongst a collection of barns which originate from the early 20th Century and were designed by the famous architect, Sir Edwin Lutyens. Berkeley Homes sympathetically converted the barns in the late 1990's, retaining as much of the original design and architectural features as possible. The original beams, brickwork, an arched oak entrance door and much of the ironmongery in the property have been preserved, along with solid oak pegged window frames and oak doors. The Milking Barn is a truly delightful and unique home that offers the best of modern living, whilst retaining all the charm of the past.

The accommodation is bright and airy throughout, benefitting from high ceilings in the majority of the rooms. Accessed off a large entrance hall, the main reception rooms comprise a dining room, currently used as a games room and a spacious drawing room with vaulted ceiling and door leading out to the garden. The beautifully fitted bespoke kitchen/breakfast room has extensive walnut fitted units with granite work surfaces and natural slate flooring. Integral appliances in the kitchen include a Kuppersbusch double electric oven, GE American style fridge freezer and Neff washer/dryer. The breakfast area features a spiral staircase which leads up to a self-contained study on the first floor.

An attractive galleried landing on the first floor gives access to two bedroom suites and there are two further bedrooms on the ground floor, one of which has an en suite bathroom.

Situation

The Milking Barn sits in a tranquil location on the fringes of Shackleford, an archetypal country village, which is surrounded by miles of open farmland, interspersed by rivers, streams and woodland. Local amenities include a church, village shop and a public house, as well as a nursery school, an infant school and a boys' preparatory school. The nearby town of Godalming provides the area with an extensive range of amenities,



View from drive

including shops and recreational facilities. The regional centre of Guildford is readily accessible and offers further shopping, business and cultural facilities, including the cathedral, castle and theatres. Guildford also has a number of sports grounds, sporting facilities and superstores.

Both Guildford and Godalming have mainline railway stations providing services to London Waterloo in approximately 37 and 47 minutes respectively. There are excellent road communications, giving access to London, the south coast, the M25 and national motorway network. The Wisley interchange at Junction 10 on the M25 is about 14 miles to the north.

Golf courses in the area include Milford, Hurtmore, Puttenham, the West Surrey and Bramley. The area is surrounded by beautiful countryside and is well served with a network of footpaths and bridleways, providing extensive walking and riding opportunities.

There are many excellent schools in the area, including Acorns Nursery, St Mary's C of E Infant School and Aldro in the village and Charterhouse, Priors Field, St. Catherine's, St Hilary's, Guildford High, Tormead, The Royal Grammar School and Cranleigh, amongst others

Outside

A private drive leads to the entrance to The Milking Barn and a parking area in front of the property. Located opposite the house is a double open bay garage, which has a useful large store room at the rear. The easily maintained gardens lie principally at the front of the house and are planted with a variety of herbaceous shrubs bordering a lawned area with a patio accessed from the kitchen/breakfast room. There is an additional small garden area on the south eastern side of the barn which incorporates a lavender bed.

