



HUNTSMORE

Shackleford, Surrey

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HUNTSMORE

Shackleford, Surrey

A quintessential 17th Century village house

Accommodation

**Entrance Hall ♦ Drawing Room ♦ Dining Room
Kitchen ♦ Study ♦ Cloakroom / Utility Room**

**Master bedroom with ensuite bathroom
Two further bedrooms ♦ Family bathroom**

Integral garage with room for two cars

Summerhouse ♦ Gardeners Loo ♦ Boiler House

Gardens in all about 0.19 hectare (0.48 acre)

**Godalming 3.7 miles (London Waterloo 47 minutes)
Guildford 6.2 miles (London Waterloo 35 minutes)**

(Distances and times are approximate)



Location

Huntsmore is located centrally within the sought after village of Shackleford in an Area of Outstanding Natural Beauty. The village has a church, a shop with Post Office 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, 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. Both Godalming and Guildford have mainline railway stations providing services to London Waterloo, taking approximately 47 and 35 minutes respectively. There are excellent road communications with the A3, being within approximately 1 mile, giving access to London, the south coast, the M25 and the national motorway network. The Wisley interchange at Junction 10 of the M25 is about 12.5 miles to the north, providing access to Heathrow and Gatwick airports. Golf courses in the area include Milford, Hurtmore, Puttenham, West Surrey, Broadwater Park and Bramley, with polo at Cowdray, Windsor and Hurtwood. The area 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 St. Mary's C of E Infant School and Aldro at Shackleford itself, Charterhouse, St. Hilary's and Prior's Field at Godalming and Guildford High School, Tormead and The Royal Grammar School at Guildford, amongst others.

The Property

Huntsmore is a charming and very pretty Bargate stone property which we understand dates back to approximately

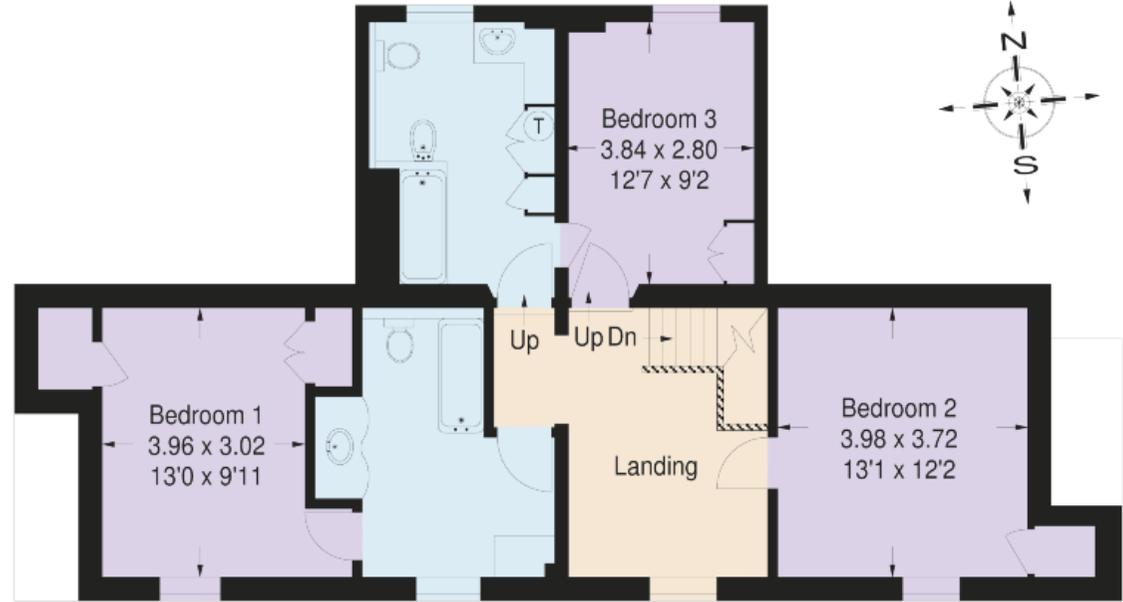
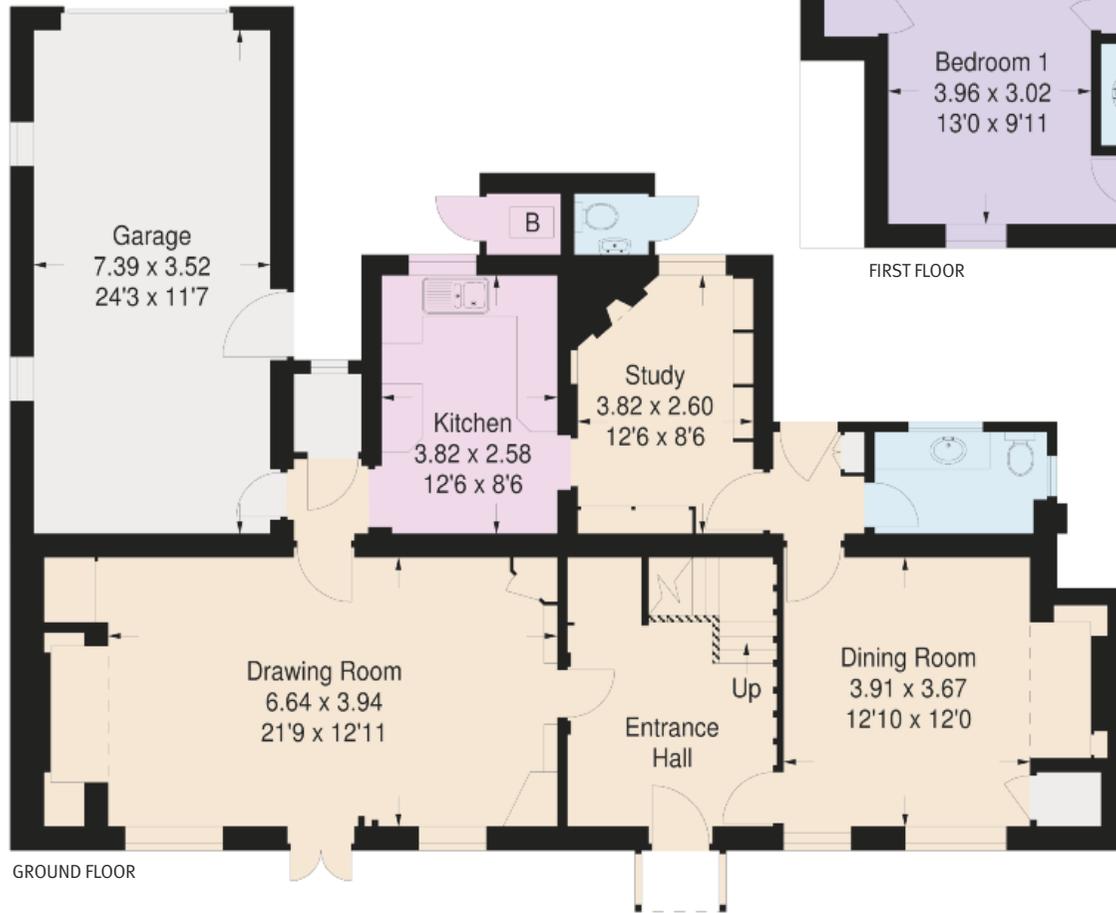
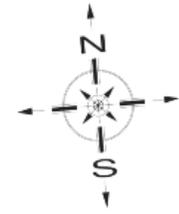
1660. Originally two separate cottages, further additions were made in the 1800's and the house became a single dwelling in the 1950's. The property boasts a wealth of character features and is a much loved home, located in a highly sought after village.

From the entrance hall, the ground floor accommodation leads to the left and right, flowing right the way around the house. The principal reception room, facing south is the delightful drawing room, which offers fabulous views over the gardens, a number of beams and a substantial original inglenook fireplace. From here, the accommodation continues into the kitchen beyond which is a study and a cloakroom/utility. The dining room, which leads back into the entrance hall, provides an excellent separate entertaining space, as well as further views over the gardens and a second inglenook fireplace (currently not in use).

Stairs lead up to a spacious landing from where direct access is provided into two bedrooms, one of which has its own access into the family bathroom which could therefore be used as an ensuite. Access to the master bedroom is through its ensuite bathroom.



Approximate Gross Internal Area:
206 sq m / 2217 sq ft
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92-100] A			
[81-91] B			
[69-80] C			
[55-68] D			
[39-54] E		43	47
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
[92-100] A			
[81-91] B			
[69-80] C			
[55-68] D			
[39-54] E		41	44
[21-38] F			
[1-20] G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



Gardens and Grounds

The gardens at Huntsmore are immaculately maintained and provide privacy and a good amount of space. A large cedar tree takes pride of place in the grounds, with an expanse of flat lawn, interspersed with well stocked borders. Round box balls line a Bargate stone pathway through the garden, which leads to a patio area, which looks across the garden. Hidden from view at the far end is a delightful summer house, currently used as a playroom.

A York stone terrace joins the house to the garden, providing the perfect place for outside dining or entertaining. A pathway leads around the side of the house to a 'gardeners loo', a boiler house with useful external storage. The driveway is also accessed from here, which provides parking for three to four cars, as well as being a useful turning area. There is a double length single width garage, integral to the house.

Services

We are advised by our client that property has mains electricity and water, private drainage and oil fired central heating. Within the gardens is a well providing water for irrigation.

Local Authority

Guildford Borough Council
Tel: 01483 505050

01483 565171

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Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Directions (GU8 6AN)

From Guildford, take the A3 heading south and exit at Shackleford junction signed to Charterhouse, Hurtmore and Shackleford. Turn right at the T-junction, passing under the A3

and after approximately ¼ mile, turn right into Grenville Road, signed to Shackleford. Continue for approximately ¾ mile, into the centre of the village of Shackleford. At the village sign, turn left into Peper Harow Lane, whereupon Huntsmore will be found after a short distance on your left hand side, just after The Cyder House Inn.

Viewings

All viewings are strictly by prior appointment only with the agent.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: March 2012. Photographs dated: September / November 2011

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