



Broad Firs
Shackleford, Godalming, Surrey

Knight
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Broad Firs

Shackleford, Godalming, Surrey

The good life

Shackleford 1.2 miles. Elstead 3 miles, A3 2.25 miles, Godalming 4 miles, London to Waterloo 40 minutes, Guildford 9 miles, London 38 miles. (Distances and times are approximate)

Entrance Hall • Drawing room • Dining room • Study • Conservatory
Kitchen/breakfast room • Utility room • Boiler room • Cloakroom

Second kitchen/breakfast room with adjoining sitting room and cloakroom

Master bedroom with en-suite bathroom • 2 further bedrooms with en-suite bathrooms
2/3 further bedrooms • Family bathroom • Cloakroom

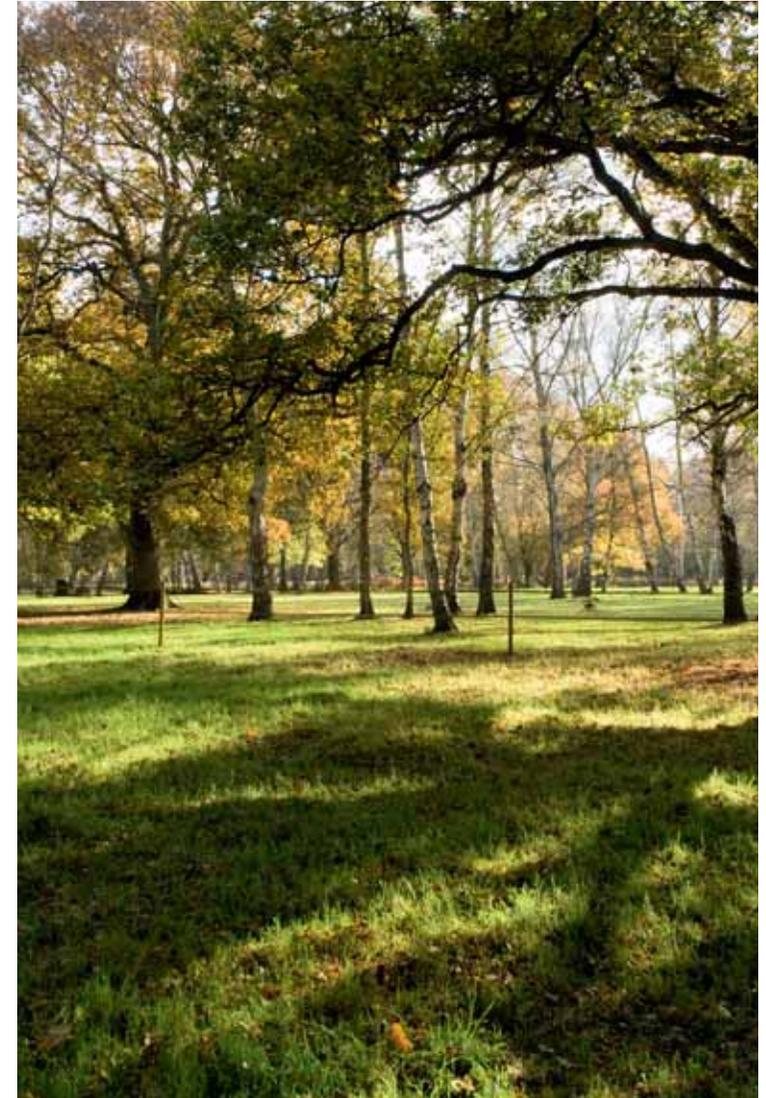
Extensive attic rooms and storeroom

3 stables • Feed store • Hay barn • Tack room • Implement stores and tractor sheds
2 bay garage with workshop • Chicken pens and shed • 2 summerhouses and garden tools store

Approximate gross internal area of the house only:
349 square metres / 3755 square feet

Beautiful gardens and grounds

In all about 6 hectares (15 acres)



01483 565171
www.knightfrank.com
231 High Street, Guildford
Surrey GU1 3BQ
guildford@knightfrank.com

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Location

Broad Firs is situated close to the delightful and much sought after village of Shackleford. The property is located in beautiful countryside, which is designated as an Area of Outstanding Natural Beauty, within striking distance of the county town of Guildford. Strictly speaking, Broad Firs is situated in the hamlet of Gatwick. As well as Shackleford to the east, the neighbouring villages of Elstead to the south, The Sands to the west

and Puttenham to the north all cater for day to day needs, with Shackleford itself having a village church, school, pub and small shop. Other significant amenities in the community include Elstead Village Tennis Club and Secrett's Farm Shop and Garden Centre in Milford. Guildford, Godalming and Farnham are all within striking distance and provide a more comprehensive range of shopping and recreational facilities, including the Yvonne

Arnaud and Electric Theatres and the Spectrum Leisure Centre in Guildford.

The house sits on the outskirts of the village in a private and elevated position, with a superb outlook over its gardens and woodland. The rural feeling is complimented by excellent transport links, with stations at Farncombe and Godalming, both of them a short drive



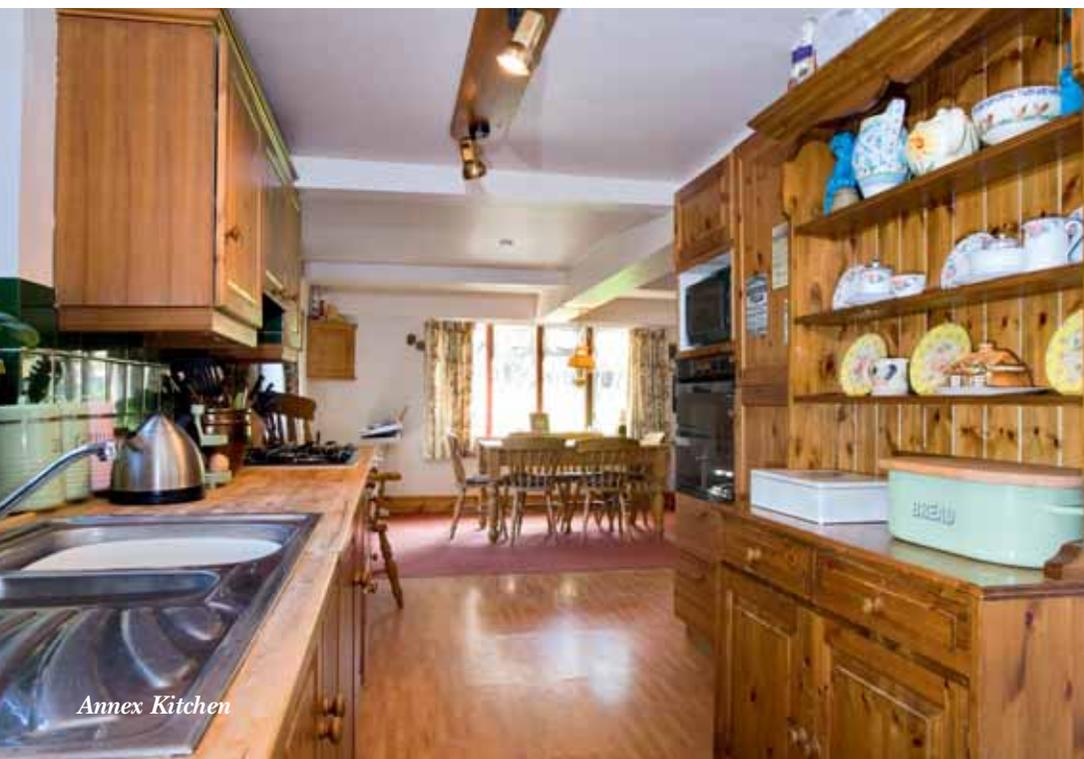
away and offering a frequent train service to London Waterloo, taking approximately 40 minutes. The A3 provides a direct route to the South Coast, London and via the M25, Heathrow and Gatwick airports, as well as the national motorway network.

There is a very good selection of schools in the area, the closest being Aldro Prep School, one of the most well

regarded boys prep schools in the area. Other schools include Charterhouse and Priorsfield in Godalming, King Edwards in Witley, St Catherines in Bramley and in Guildford there is Tormead, Guildford High School and The Royal Grammar School.

Sporting facilities in the area include golf at Milford, West Surrey, Hindhead and Hankley. The area around Broad

Firs is renowned for its wonderful countryside and is excellent for walking, riding and other country pursuits. There is a bridleway leading directly from the property which goes straight to the centre of Shackleford therefore avoiding any road work. Sailing is available close by on Frensham Ponds, as well as at the South Coast.



Annex Kitchen



Main Kitchen

The Property

We understand that Broad Firs dates from the 1950's and was built in a traditional Surrey farmhouse style, with a rendered gable and tile hanging at first floor level. The property has been owned by our clients for approximately 21 years and has been a much loved family house which would now benefit from a certain amount of modernisation in order to bring it up to date. In order to provide enough accommodation for an extended family, the house has been very loosely split in two, thereby providing ample accommodation for two families. The house has been well maintained by our clients and this includes replacing all the main windows on the ground floor with double glazed units which have been fitted into the original oak joinery as well as a newly fitted 2,500 litre oil tank. Leading off the entrance hall are the two principal reception rooms, the drawing room having a Clearview wood burning stove and attractive herringbone parquet flooring. The dining room is 22 feet in length and has wonderful westerly views over the gardens.



Next to the dining room is the kitchen/breakfast room, off which is a separate boiler room, making this an ideal drying room. The study also leads off the hallway and has a range of built in library shelves and desktop cupboard, as well as a wood burning stove in a brick fireplace. In this room, there is a boarded up door which leads directly into the kitchen/breakfast room and the annexe and obviously this can be easily reinstated back as one unit. The total length of the kitchen/breakfast room in the annexe is nearly 27 feet, off which is a sitting room with a Clearview wood burning stove and sliding doors

out to its own private garden. There are two staircases leading up to the first floor, which has been loosely split to provide accommodation for both families. Again, it is only a question of removing a partition wall to easily combine both units. The master bedroom is triple aspect, enjoying views over the surrounding grounds. In addition, there are a further four to five bedrooms with numerous bathrooms. A flight of stairs leads up to the second floor where there are some excellent attic rooms and store rooms.



Gardens and grounds

The property is approached from the road up a private lane/bridleway, serving Broad Firs and three other properties. This in turn leads in to a long private drive, culminating in a turning circle, providing ample parking for numerous cars. The area was originally part of the Peper Harow Estate, through which Lord Middleton often hunted. The formal grounds surround the house, although the majority of the garden is on the western side of the property, leading down to an area known as Botany Bay. The property's boundary at the bottom is a stream where there is an area of bamboo and weeping willows. Closer to the house is a summer house sited next to an eight seater hot tub on raised decking. Most of the land is to the north of the house and is a riot of colour in the spring, with extensive daffodil beds, rhododendrons, bluebells and lily of the valley. In addition there are many fine mature oaks, as well as numerous silver birches. The vendors are keen carriage drivers so there are some well maintained grass tracks around the property. There are approximately eight paddocks of varying sizes, the majority of which are permanently fenced by Fieldguard electric tape, with mains energisers. On the south eastern boundary is the stable yard, with three stables with auto-watering, feed store, hay barn and tackroom, all with water and electrics. An important point with Broad Firs is that there are no footpaths or bridleways that cross the property.

Services

We are advised by our clients that the property has mains water, electricity, oil fired central heating, Calor gas for cooking and private drainage.

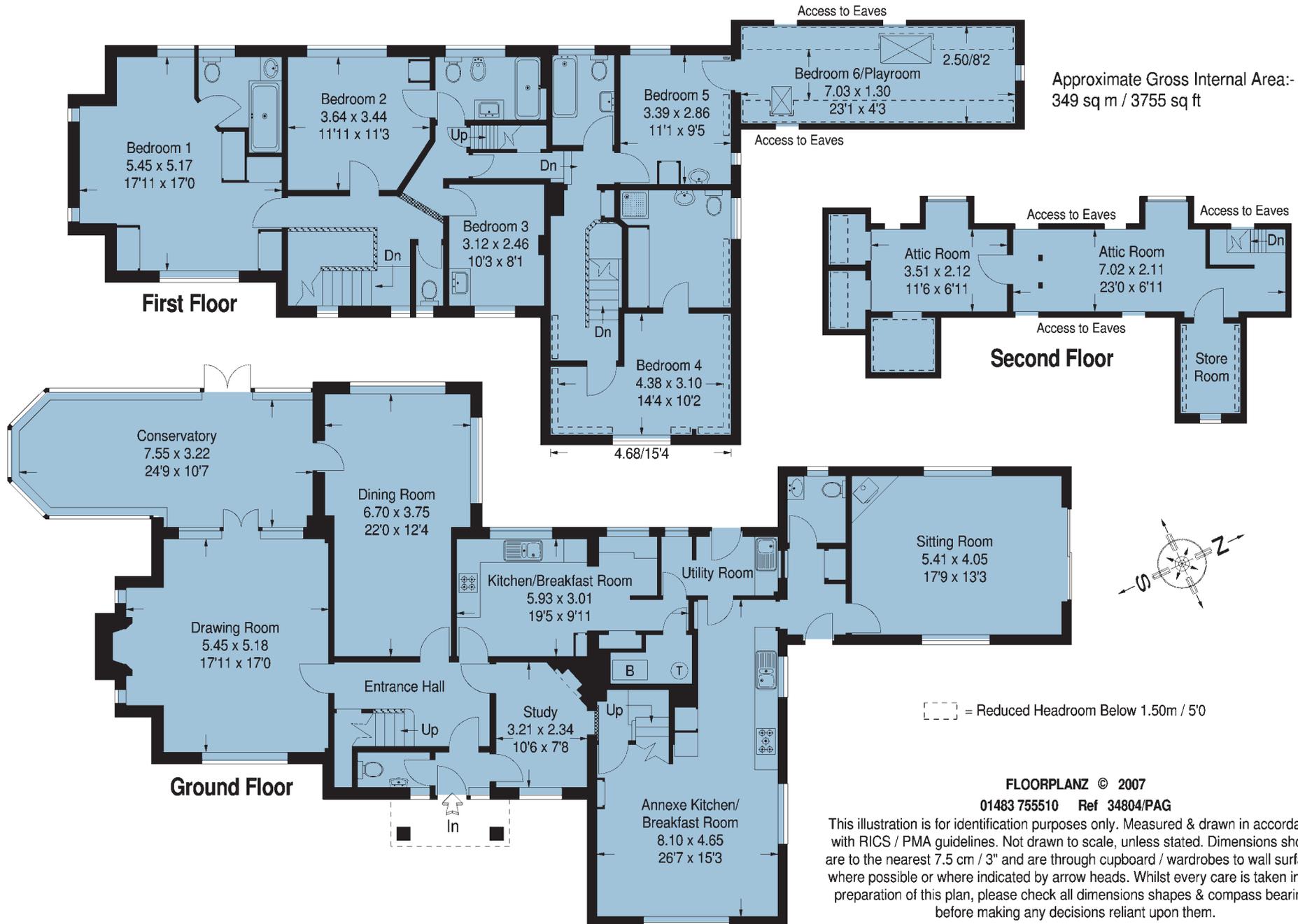
Viewing

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

Local Authority

Guildford Borough Council Telephone: 01483 505050





Fixtures and fittings

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

Directions

From London, take the A3 south towards Guildford. Continue on the A3 and after Guildford leave at the junction signposted to Shackleford and Hurtmore. At the T-junction by the Squirrel pub, turn right onto Hurtmore Road and after 0.33 miles; turn right into Grenville Road, signposted to Shackleford. Continue for approximately 0.7 miles through the village and after Aldro School, turn left into Lombard Street, signposted to Cutmill. Stay on this lane for approximately 1.2 miles and the turning to Broad Firs will be found on the right hand side (the house name is on a board with other house names), opposite Sugar Baker House. Pass Gatwick End and Kingshott Cottage and the private drive to Broad Firs will be found on the left hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92-100] A		Very environmentally friendly - lower CO ₂ emissions [26-38] A	
[81-91] B		[39-47] B	
[69-80] C		[48-55] C	
[55-68] D		[56-62] D	
[44-54] E		[63-67] E	
[31-43] F	26	[68-72] F	25
[1-30] G	46	[73-100] G	42
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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