



School Lane, Shackleford
Godalming, Surrey, GU8

HAMPTONS
INTERNATIONAL

Beyond your expectations

Former Head Teachers House in popular village

Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey

Sales. 01483 417222

godalming@hamptons-int.com

www.hamptons.co.uk

2 double bedrooms | one with ensuite cloakroom. Full family bathroom & separate shower. Study/Bedroom 3. Porch | entrance vestibule | cloakroom with W.C. Hall | Double Sitting Room | Kitchen/Breakfast Room | Utility area | rear porch | Gardens

Asking Price £725,000 Freehold

Description

School House as the name implies was originally built for the Head Teacher some 28 years ago, this Victorian gem was sold off by the Diocese and the current owner, an eminent Architect, refurbished and extended the property adding a splendid Kitchen/Breakfast room, enlarging the Sitting room and principal bedroom as well as adding a Detached double garage. Now this delightful property is on the market and enjoys central heating, plenty of parking, and a lovely south westerly outlook over it's garden, fields and farmland.

Outside

Most attractive landscaped garden, laid to lawn with shrubs, terrace & loggia and summerhouse. There is a superb outlook across farmland at the front. To the side is further paving and shrubs with steps & gentle shope down to the parking area and Garage forecourt.

Location

The property is located on the edge of the popular village of Shackleford in Norney, in the Surrey Hills Area of Outstanding Natural Beauty. The village has a community shop, popular public house with lovely garden, thriving infant school, to which the property is attached, and a church by Gilbert Scott. More extensive shopping facilities can be found in Farnham, Godalming and Guildford. Communications in the area are excellent with the A3 providing access to London, the M25 and the national motorway network. Trains into London

Waterloo run from Godalming and Guildford taking between 34 and 47 minutes. Heathrow, Gatwick and Southampton airports are all within easy reach. There is an excellent selection of schools in the area including Aldro prep school for boys in Shackleford, St Hilarys, Charterhouse and Prior's Field in Godalming. Local leisure facilities include golf at Hankley Common, The West Surrey, Hurtmore, Puttenham, riding and walking on Hankley and Thursley Commons and sailing on Frensham Ponds and the south coast.

Additional Information

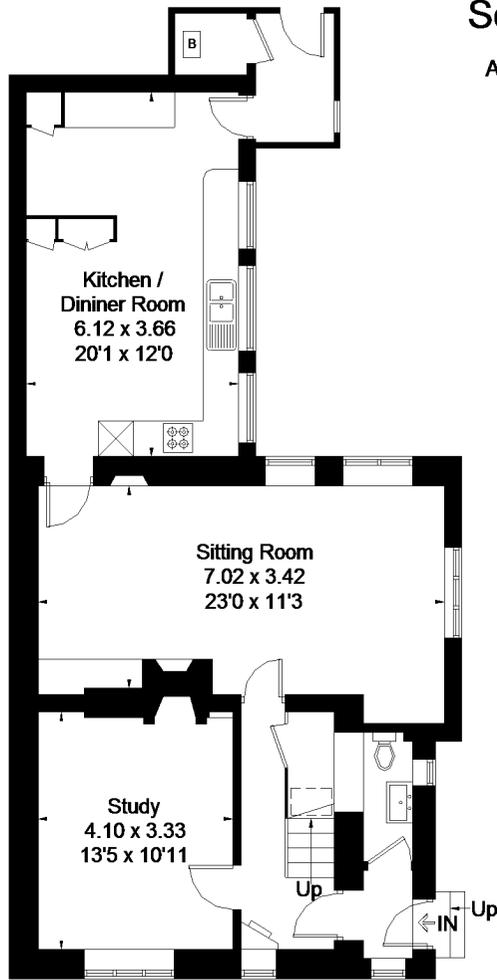
Guildford Borough Council 01483 505050 Tax Band E. Oil fired central heating. Mains water, electricity & private drainage.



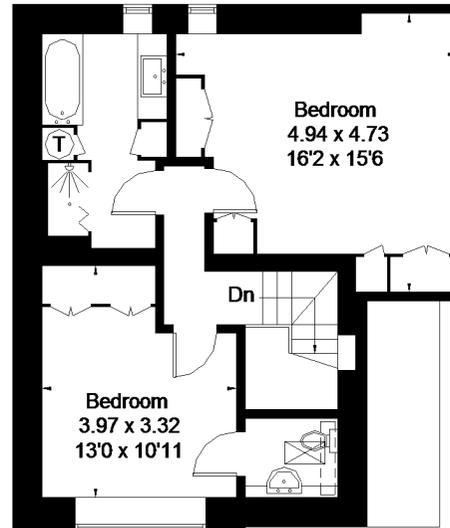
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

School Lane, Shackleford, Godalming

Approximate Gross Internal Area = 133 sq m / 1432 sq ft
Garage = 37.8 sq m / 407 sq ft
Total = 170.8 sq m / 1838 sq ft

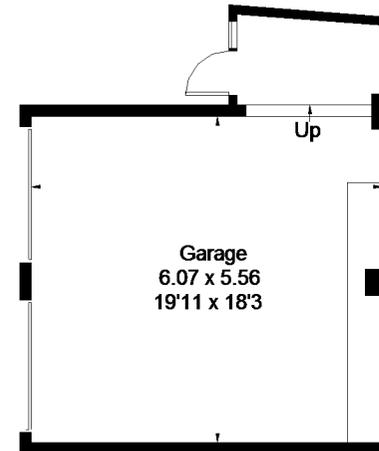


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2015 0845 6344080 Ref: 158198

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

