Norney Cottage

Shackleford Road | Shackleford | Surrey

STRUTT &PARKER

Norney Cottage

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Godalming 3 miles (London Waterloo 47 minutes), Guildford 6.5 miles (London Waterloo 36 minutes), Central London 36 miles

A wonderful opportunity to acquire this charming period family home retaining a wealth of character features, with lovely views over rolling farmland and set in delightful gardens with tennis court and swimming pool and self-contained annexe.

Reception hall | Drawing room | Dining room | Study | Family room | Cloakroom | Kitchen/breakfast room | Utility area | Main bedroom suite with en suite shower room | 4 further bedrooms | 2 bathrooms (one en suite) | Detached triple garage | Workshop | Summer house | Swimming pool | Tennis court

Annexe – with optional links on both floors to main house
Sitting room | Kitchenette | Shower room/cloakroom | bedroom (bedroom 6)

In all about 1.25 acres

The property

Norney Cottage is a charming country house set in delightful gardens of approximately 1.25 acres. It is constructed of brick elevations under a tiled roof and is wisteria clad. The house is believed to date from the early 19th century and has been extended, most recently, 10 years ago. Norney Cottage has undergone a series of renovations over the past few years combining modern living with period features. The accommodation is arranged over two floors with an impressive staircase rising from the reception hall from which all the reception rooms are accessed. To the front of the property, the elegant dual aspect dining room with its large windows with original style shutters benefits from wonderful views. The spacious and light drawing room is beautifully proportioned and has high corniced ceilings and marble fireplace and has French windows opening into the garden. There is also a study with period style fireplace and concealed wine storage. The kitchen/breakfast room has a hand-made kitchen in maple with granite work surfaces, oil-fired Aga, central island unit and an extensive range of cupboards with a number of integrated appliances including an eye level Miele fan oven, Miele dishwasher, Neff refrigerator and Neff microwave. Both the family room and annexe sitting room are accessed from the kitchen. The annexe has recently been renovated to a very high standard and could be completely self-contained and comprises sitting room with kitchenette, shower/cloakroom and oak staircase to bedroom. Upstairs, the master bedroom has an en suite shower room and dressing room and there are four further bedrooms (one with en suite bathroom) and family bathroom. There is a door leading through to the annexe bedroom/bedroom 6.

Situation

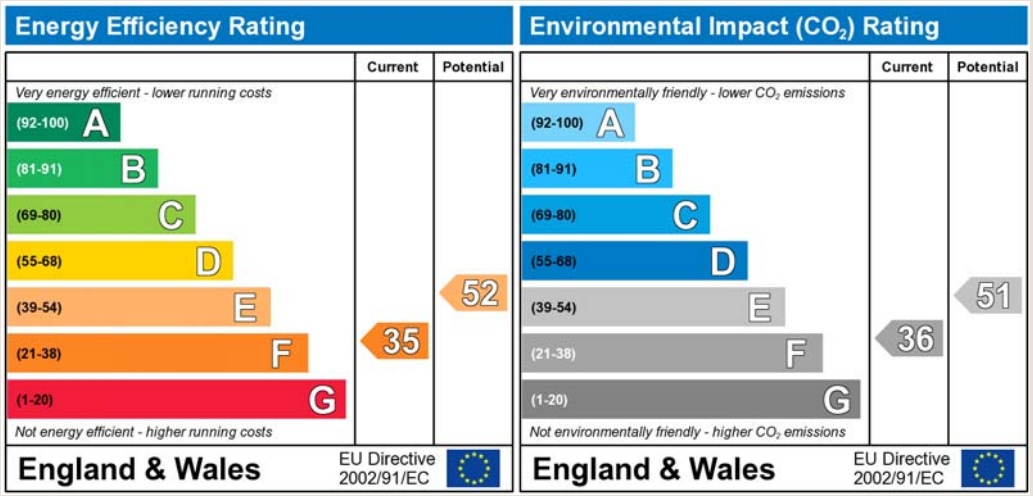
- Norney Cottage occupies a lovely position on the southern edge of Shackleford village. The village has a church, a village shop and a public house as well as a nursery school, an infant school and a boys' preparatory school. The nearby town of Godalming provides the area with an extensive range of amenities, 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. There are excellent road communications giving access to London, the south coast, the M25 and the national motorway network. The Wisley interchange at Junction 10 on the M25 is about 12.5 miles to the north. Norney Cottage is conveniently situated for both Heathrow and Gatwick airports.
- Golf courses in the area include Milford, Hurtmore, Puttenham, West Surrey and Bramley. There is polo at Cowdray, Hurtwood and Windsor. 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, Priorsfield, St. Catherine's, St. Hilary's, Guildford High, Tormead, The Royal Grammar School and Cranleigh, amongst others.

Outside

A particular delight of the property is the established garden which is mainly laid to lawn interspersed with flower beds filled with mature plants and trees with a stunning display of mature camellias, rhododendrons and azaleas. To one side of the property is a pretty and enclosed terraced area with heated swimming pool and outbuildings. On the other side of the garden is an all-weather surfaced tennis court.

Disclaimer : This plan is for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.



General

Services: Mains water and electricity, oil fired central heating and Aga, private drainage

Council tax: The property is in Tax Band H

Local Authority: Waverley Borough Council. Tel: 01483 523333

Directions

From Guildford take the A3 heading south and take the exit signposted to Shackleford. Turn right at the T junction, passing under the A3 and after about half a mile turn left at the crossroads by the church into Shackleford Road. The entrance to Norney Cottage will be found approximately .3 mile on the left hand side.

Viewing strictly by appointment through Strutt & Parker

STRUTT & PARKER

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