

Shackleford, Surrey



In a convenient village location

- 5 bedrooms
- 4 reception rooms
- 3 bath/shower rooms
- Self-contained annexe, garage
- In about 0.9 acre

Guide price £1,395,000
Freehold

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Mileage

Godalming: 3 miles (4.8 km) Guildford: 7.3 miles (11.8 km) M25 (J10): 14 miles (22 km) Heathrow: 31.6 miles (51 km) Gatwick: 39.8 miles (64 km) (All mileages are approximate)

Situation

Norney Grove is situated in the convenient and sought-after village of Shackleford, about 7 miles southeast of Guildford. The village has an active community, with a church, primary school, cricket club, general stores with post office that provide for daily needs. Godalming and Guildford provide a more extensive range of shopping and leisure amenities. Trains to London are available from Milford or Godalming, with journey times from about 40 minutes, whilst the A3 provides access to London, the coast and the M25. There is a good selection of schools in the area, including Aldro, Prior's Field and Charterhouse. Recreational opportunities include walking and riding in the surrounding countryside, polo at Midhurst and a selection of golf courses. There is also an excellent sports and leisure complex at Guildford.

Description

Built in the 1920s, we understand, Norney Grove sits in delightful grounds and has attractive elevations with some herringbone brickwork, exposed timbers, and some rendering, under a tiled roof with dormer windows, and leaded lights. Internally, the house has a light and airy feel, as most rooms have a southerly aspect. Key features include the spacious reception hall with an attractive staircase leading to a galleried landing, an unusual and interesting brick fireplace in the dining room, and the bright and comfortable drawing room with a French door opening onto the terrace area. The conservatory overlooks the garden and has air-conditioning installed for year-round enjoyment.

Gardens and Grounds

Norney Grove is approached over a gravel drive to an extensive forecourt and access to an attached single garage and a self-contained annexe. A separate entrance from the road leads to a further double garage to the rear of the house. The gardens offer complete privacy and seclusion from the lane and neighbouring properties. A wide variety of mature trees, shrubs and hedges provide a backdrop and structure for the separate areas into which the gardens are divided. To the south and east lie areas of lawn with shrub and flower borders adjoining mature brick paths that lead away from the house to a lily pond and a pergola. Doors from the drawing room and the conservatory open onto a sheltered terrace area with views over the gardens, beyond which a tall beech hedge conceals a former vegetable garden, greenhouse and garden shed. A further separate area to the rear includes a paved patio, with shrub borders and gravelled sitting area surrounded by miniature box hedges.

Accommodation

5 bedrooms, 3 bath/shower rooms, reception hall, drawing room, dining room, sitting room, study, conservatory, kitchen/breakfast room, larder, utility room and cloakroom. Self-contained annexe, garaging, garden shed, gardens and grounds, in about 0.9 acre.

Tenure: Freehold

Services: Mains water and electricity. Private drainage.

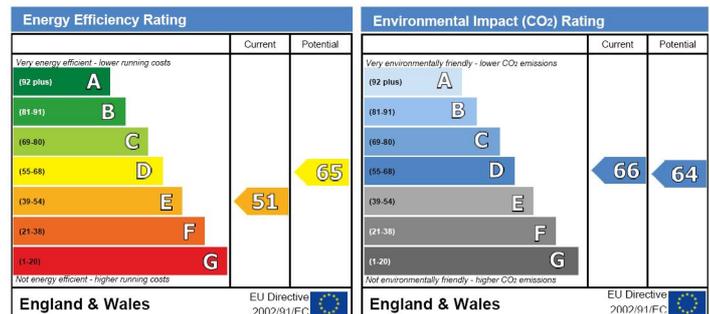
Oil-fired central heating.

Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Local Authority: Guildford Borough Council. Tel: 01483 505050.

Directions

From Guildford, follow the A3 south towards Milford. At Hurtmore, take the slip road signposted to Norney and Shackleford. Turn right towards Shackleford and after a short distance bear left into School Lane, signposted to Norney. The entrance to Norney Grove will be found after about 0.25 mile on the left, just before the end of the road.



Viewing: Strictly by appointment with Savills

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For more information please view our legal notice at <http://www.savills.co.uk/legal.html>

Norney Grove, School Lane, Norney, Shackleford

Gross internal area (approx) :-
 House :- 261 sq m / 2808 sq ft
 (Excluding Car Port)
 Annexe :- 32 sq m / 344 sq ft
 For identification only. Not to scale.
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