



THE OLD RECTORY

SHACKLEFORD | SURREY

A fine Victorian family home in a popular village

**STRUTT
& PARKER**



THE OLD RECTORY

SHACKLEFORD ROAD | SHACKLEFORD | SURREY

Entrance hall | Sitting room | Drawing room | Family room | Kitchen/dining room | Study | Lobby | Utility room
8 bedrooms | 4 bath/shower rooms | Dressing room | Indoor swimming pool | Wet room | Sauna | Wine cellar
Gym | Billiard room | Double garage | Coach house | Tennis court | Secluded gardens



In all about 2.4 acres (0.97 ha)

Godalming 3 miles (London Waterloo 47 minutes)

Guildford 6.5 miles (London Waterloo 40 minutes)

Central London 36 miles

A FINE VICTORIAN FAMILY HOME
IN A POPULAR VILLAGE

SITUATION

The Old Rectory occupies a secluded garden on the southern edge of the village of Shackleford. The village has a church, a village shop and a public house as well as a nursery school, an infant school and a boys prep 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 theatre. Guildford also has a number of sports grounds, sporting facilities and superstores. Both Godalming and Guildford 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. The Old Rectory is conveniently situated for both Heathrow and Gatwick airports.

Golf courses in the area include Milford, Hurtmore, Puttenham, West Surrey, Broadwater Park and Bramley. There is also 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, Aldro, Charterhouse, Priorsfield, St Catherine's, Tormead, The Royal Grammar School and St Hilary's, amongst others.

THE OLD RECTORY

The house is believed to be Victorian in origin and over time it has



been extended and remodelled to now provide extensive and well laid out family accommodation. The construction is brick with part tile clad upper elevations under a clay tiled roof. The generous bay and sash windows give the house a well lit interior and it has been extensively renovated and modernised by the current owners. On the southern side of the house, the glorious kitchen/dining room benefits from both French windows leading out to the raised terrace and double doors into the family room. Also on this side of the house is the fantastic drawing room which has a magnificent fireplace and French windows again leading out to the gardens

and grounds. There is also a fitted study with broadband connections. Attached to the eastern end of the house is the swimming pool complex, which enjoys a wet room and sauna as well as having a gym and a billiard room above it. A temperature controlled wine room with capacity for 800 bottles is adjacent.

On the first floor, there is a south facing master bedroom suite as well as four further bedrooms and a family bathroom. The impressive staircase rises to the second floor with three further generous bedrooms and a bathroom.

“SHACKLEFORD HAS ALL THE ESSENTIAL ELEMENTS THAT MAKE A THRIVING VILLAGE COMMUNITY - A CHURCH, PUB, SCHOOLS AND A VILLAGE SHOP”





OUTSIDE

The house is approached over a sweeping tarmac drive that culminates in a substantial parking and turning area to the front of the house.

Attached to the swimming pool block is a double garage and on the opposite side of the parking and turning area is an attractive Coach House. This provides stables and a tack room as well as a garden store with a hay loft above, subject to achieving the usual consents, this building could be used for a variety of alternative purposes.

The garden mainly comprises a capacious lawn, interspersed with mature specimen trees and shrubs. Running along the southern elevation of the house is a raised terrace which provides the property with a generous outside sitting area from which there are views over the garden. In the south east corner of the garden, there is a tennis court bordered by hedges on three sides.

GENERAL

Tenure Freehold

Services Mains water and electricity. LPG gas and private drainage. In accordance with the Property Misdescriptions Act, please note that none of the services have been tested.

Local Authority Guildford Borough Council 01483 505050
Surrey County Council 020 8541 8000

Council Tax Band H £2,670.12 for 2007/08

Fixtures and Fittings All fixtures, fittings, garden statuary and electrical appliances whether mentioned or not in these particulars are specifically excluded from the sale.

Easements, Wayleaves and Rights of Way The property is offered subject to and with the benefit of all rights of way both public and private and public, all wayleaves, easements and other rights, whether or not specifically referred to.

Town and Country Planning The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions which may or may not come into force. The purchaser(s) will be deemed to have full knowledge of these and to have satisfied themselves as to the effect that such matters may have on the property.

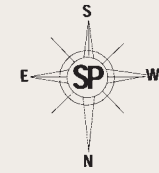
Postcode GU8 6AE

Plans, Areas and Schedules These are based on the Ordinance Survey and are for reference only. The Agents have checked and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mistake should not annul the sale or entitle either party to compensation.

“THE SUBSTANTIAL GARDEN IS
GREAT FOR THE CHILDREN
ESPECIALLY WITH THE LARGE
LAWNS, TENNIS COURT AND THE
INDOOR SWIMMING POOL”

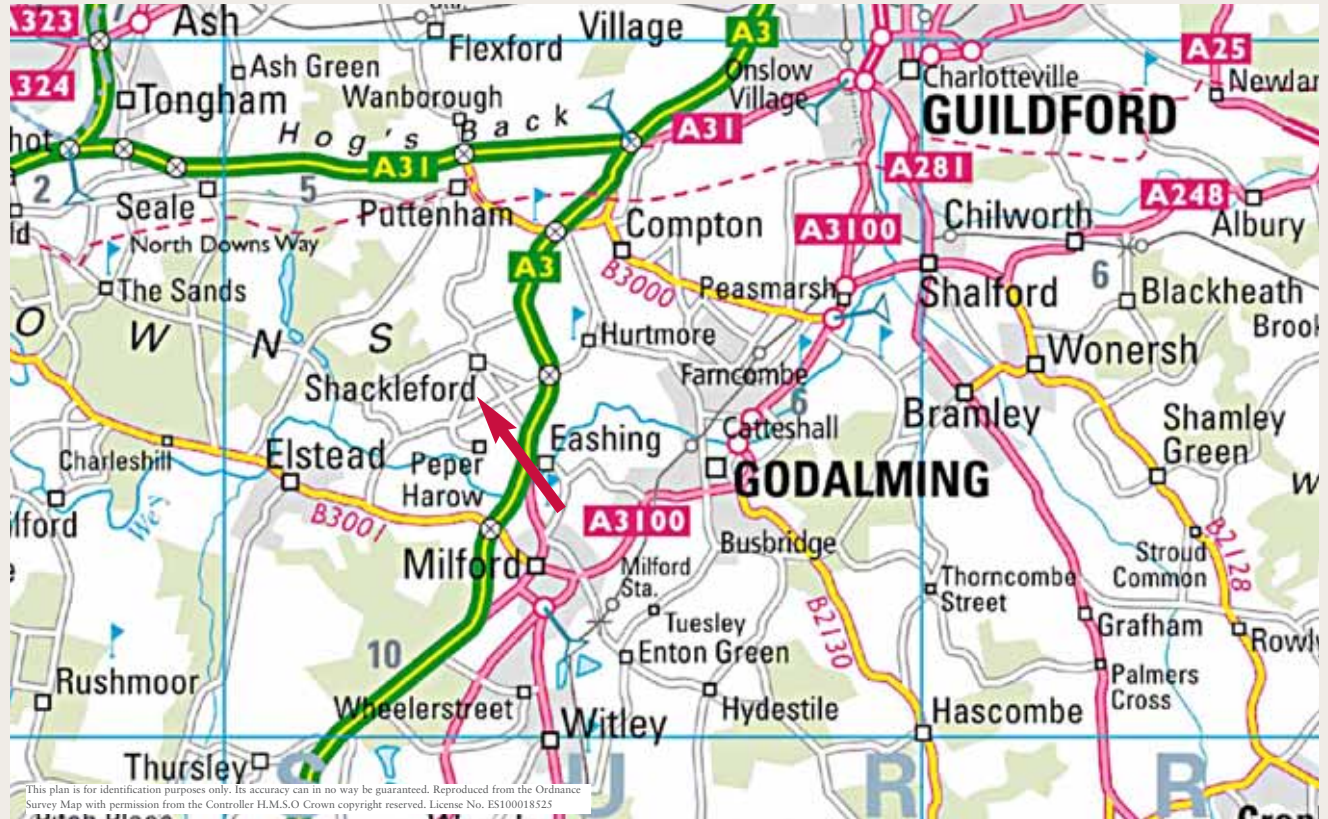
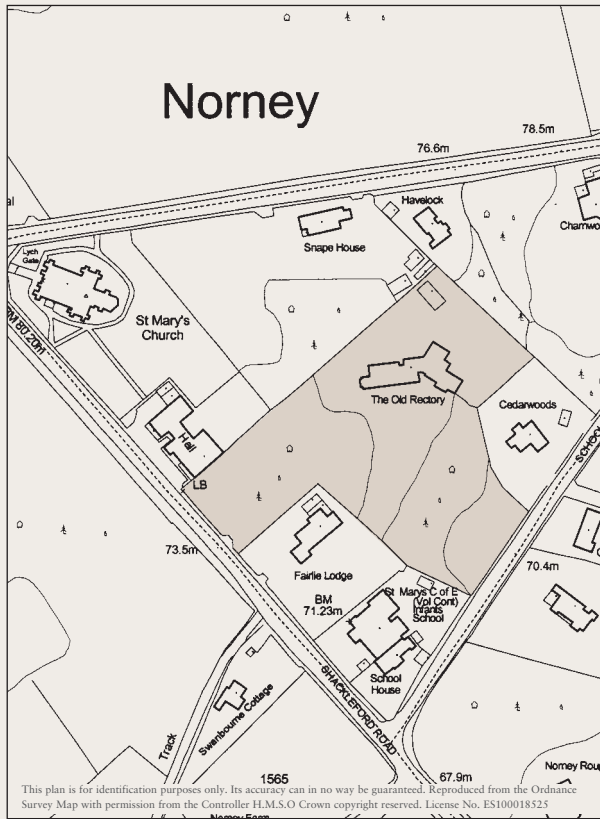


Approximate Gross Internal Area
 Ground Floor 400 sq.m / 4304 sq.ft
 First Floor 230 sq.m / 2474 sq.ft
 Second Floor 79 sq.m / 850 sq.ft
 Total 709 sq.m / 7628 sq.ft
 Coach House 45 sq.m / 484 sq.ft



For identification purposes only. Not to scale





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 will be found about 400 yards on the left hand side marked 'Shackleford Old Rectory'.

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VIEWINGS

By appointment through Strutt & Parker Guildford Office
01483 306565

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - near lowest costs			Very environmentally friendly - near CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F	32	41	F	35	43
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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