

Shackleford, Surrey



History, style, space and just so convenient

- 7 bedrooms, dressing room
- 4 reception rooms, study
- 4 bath/shower rooms
- Garage, pool, stables, arena
- In about 4.4 acres

Guide price £2,000,000
Freehold

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Mileage

Godalming: 3.3 miles (5 km) Guildford: 7 miles (11 km) M25 (J10): 13 miles (20 km) Heathrow: 31 miles (49 km) London: 36 miles (57 km) Portsmouth: 40 miles (64 km) (All mileages are approximate)

Situation

The much sought-after village of Shackleford lies some 7 miles southwest of Guildford, within the Surrey Hills Area of Outstanding Natural Beauty and here, on the southern edge of the village, lies the impressive former rectory known as St Marys. Shackleford is an ancient settlement and it was known in the 14th century as an established village within the Guildford area and many medieval houses in the area survive to this day. Ease of access to the Portsmouth Road and the arrival of the railway in the mid 19th century further enhanced the convenience of the village. Today, there is a thriving community in and around the village, which has its own school, small shop and church. Nearby Godalming and Milford provide an excellent range of local amenities, while a more extensive range of shopping, leisure and cultural facilities may be found at Guildford.

Communications are good. Mainline stations at Milford and Godalming provide a frequent service into London/Waterloo, with journey times from around 47 minutes, whilst the A3 provides the route into London, the south coast and the M25 for access to airports and the national motorway network. The area has an excellent selection of schools within easy reach, including Aldro, Charterhouse, Prior's Field. Recreational amenities available include golf at several local clubs, multi-activity sports centres at Guildford and Godalming, polo at Ewhurst and Midhurst and racing at Sandown and Goodwood. In addition, the surrounding countryside provides some of the most outstanding walking and riding in the country.

Description

St Marys is a substantial and attractive Victorian rectory, understood to have been built in 1879 by the Reverend Archdall Buttemer, the Rector of St Mary the Virgin, who also built the church and the village school. The property is unusual in having remained in the ownership of the Buttemer family without extension or alteration until 1987, when it was purchased by the present owners. As the property has still not been extended, there may be scope to do so. It has been carefully refurbished and modernised to a very high standard, and, whilst retaining its essential original Victorian characteristics, it now provides a most comfortable and spacious family home in a particularly convenient situation.

Key features of the property include typically high ceilings and large windows that combine with predominantly light décor to create an immediate impression of space and light. The principal rooms are ideal for both formal and family living, whilst the spacious kitchen and breakfast room, along with the generous and comfortable family room, provide for a relaxed and informal lifestyle and undoubtedly form the heart of this lovely home. Bedroom accommodation is equally impressive, with a particularly useful en suite bedroom on the second floor that is perfect as a guest suite, au pair accommodation or a teenage 'retreat'.

The property is approached via automatic, wrought iron gates onto a block-paved driveway flanked by lawn and rhododendrons. The drives sweeps between the formal gardens and the

paddocks to a spacious forecourt. The equestrian facilities are situated to the south of the property and comprise a stable block with 3 loose boxes and a tack/feed store, with a path leading to the paddocks and manège.

The beautifully landscaped grounds lie to the south of the house and divide into several distinct areas. A spacious stone paved terrace adjoins the house. Well-maintained borders and two pergolas, with climbers, provide added interest. From the terrace, steps lead down to the heated swimming pool that adjoins a summer dining and barbecue area with a trickling fountain. Further steps lead to an extensive area of lawn bordered by shrub and flowerbeds. To the southeast there is a delightful area of formal garden laid to lawn with gravel paths, miniature box trees and a central water feature surrounded by neatly manicured shrub and flower borders. In addition, there are numerous mature trees that provide an attractive backdrop and seclusion.

Accommodation

7 bedrooms, dressing room, 4 bath/shower rooms (2 en suite), separate wc, entrance lobby, galleried reception hall, drawing room, dining room, family room, study, computer room, workshop, kitchen/breakfast room, utility room, laundry, storage room, cloakroom. Garage, stables, tack room, swimming pool, landscaped gardens, duck pond, paddocks, manège and woodland.

Tenure: Freehold

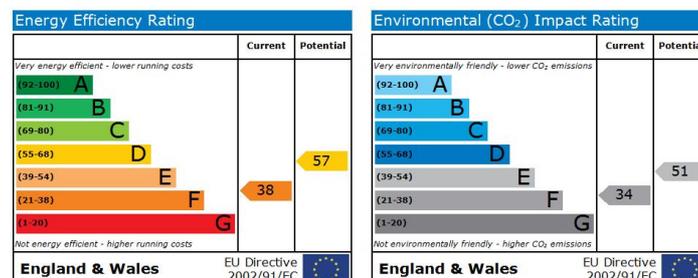
Services: Mains water and electricity. Private drainage. Oil-fired central heating and Calor Gas for kitchen

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

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

Directions

From London, take the A3 south towards Guildford. After Guildford, leave the A3 at the sliproad signposted to Shackleford and Hurtmore. At the T junction, turn right towards Shackleford into Hurtmore Road and, after 0.3 mile, bear left into School Lane where the entrance to St Marys will be found after a short distance on the left.



Viewing: Strictly by appointment with Savills

Important Notice:

Savills, their clients and any joint agents give notice that:

Shackleford, Surrey

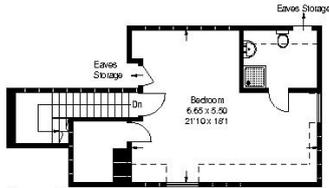
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

St Marys, School Lane, Shackleford, Godalming, GU8 6AZ

Gross internal area (approx)
 (Including Games Room, Pool Room, Storage):-
 519 sq m / 5567 sq ft
 (Excluding Void)
 Garage :- 19 sq m / 205 sq ft
 Stables :- 63 sq m / 678 sq ft
 Total :- 601 sq m / 6469 sq ft
 © Floorplan Ltd

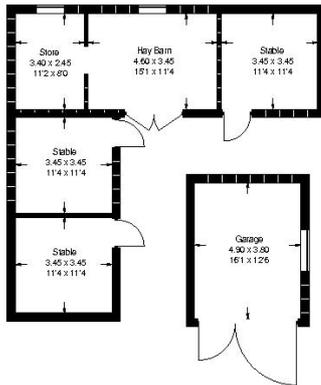


Second Floor

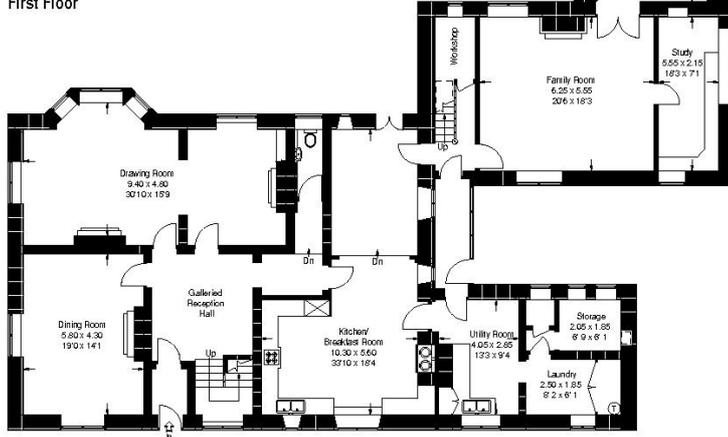
--- = Reduced Headroom
 Below 1.50m / 5'0"

Outbuildings

(Not Shown In Actual Location/Orientation)



First Floor



Ground Floor