



Swanbourne Cottage

Shackleford Road | Shackleford | Godalming | Surrey | GU8 6AE

**STRUTT
& PARKER**

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Godalming 3 miles (London Waterloo 47 minutes),
Guildford 6.5 miles (London Waterloo 37minutes),
Central London 36 miles

Pretty detached Edwardian cottage,
close to the centre of this popular
village

Hall | Sitting room | Family room | Kitchen/breakfast room |
Laundry room | Cloak/shower room | 5 Bedrooms |
Family bathroom | Store room | Garage | Gardens



Swanbourne Cottage

Dating from 1906, this pretty, detached period cottage, which was formerly part of the Peper Harow Estate, offers flexible family accommodation on two floors. The attractive exterior features part tile hung upper elevations with colour washed walls beneath. An entrance hall leads into the ground floor accommodation which comprises a sitting room and family room, beyond which is a large kitchen/breakfast room and small laundry room. The kitchen/breakfast room benefits from a wood burning stove and there is an open fire set in a pine surround in the sitting room. Adjacent to the kitchen is a store room which, with planning, could provide a good size utility room. Five bedrooms and a family bathroom are located on the first floor and, in addition, there is a downstairs shower/cloak room.



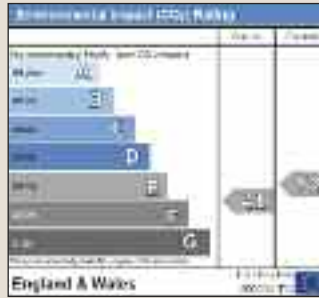
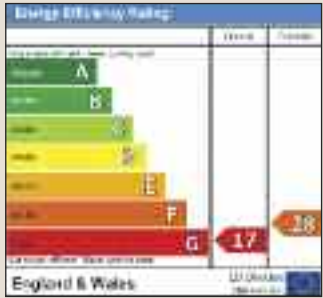
Situation

- Swanbourne 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. Swanbourne 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

The house is approached via a drive leading to a gravelled parking area. The gardens surround the house on three sides and there is a south west facing patio with beautiful southerly views across the adjoining countryside. To the front of the property there is a lawned area with majestic trees and to the rear of the house there is a further lawn bordered by mature shrubs, including rhododendron, laurel and bamboo.





General

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

Council Tax: Band G. Council tax for 2010/2011 £2,464.92.

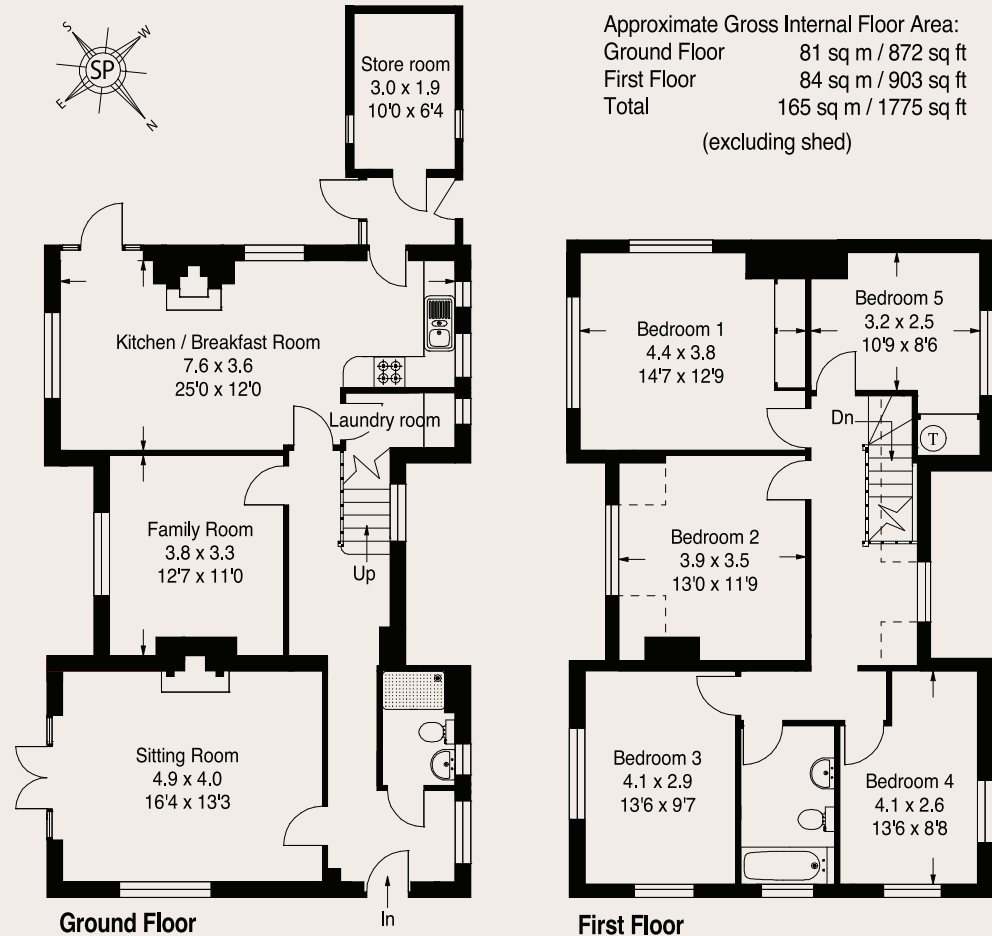
Services: Mains water and electricity. LPG gas central heating.
Private drainage.

Please note, this letter is market advice in advance of a possible sale; it does not constitute a formal valuation and should not be relied on for any purpose other than market advice. We cannot accept responsibility for any part of its contents to a third party.

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. Swanbourne Cottage is the first house on the right hand side.

Viewing strictly by appointment through Strutt & Parker LLP



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.

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Re-order No. 117418/04/2010