

# GLEBE HOUSE

CHIDDINGFOLD • SURREY





# GLEBE HOUSE

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*A simply stunning Grade II listed country house with magnificent gardens in the centre of Chiddingfold*

### Main House

Reception hall • Drawing room • Dining room • Study • Sitting room • Kitchen/breakfast room • Family room • Second kitchen • Pantry • Utility room • Cellar • 2 WCs • Store  
Master bedroom suite with bathroom and separate shower room • Six further bedrooms, one with a separate study • Three further bathrooms • WC • Store room

### Cottage

Sitting room • Dining room • Kitchen • Two bedrooms • Bathroom

### Garage with flat above

Double garage • Single garage • Gardener's room • Utility room • Sitting room • Kitchen • Two bedrooms • Bathroom

### Outbuildings

Further garages and store rooms • Orangery/Pool house • Gym • Kitchenette • Changing rooms with showers and WC • Greenhouse and propagation room

Beautiful gardens and grounds with extensive lawns • Tennis court • Swimming pool

### In all about 5 acres

Square footages

Main House: 648 sq m / 6972 sq ft • Orangery/Pool House: 79 sq m / 850 sq ft • Greenhouse: 26 sq m / 280 sq ft

Cottage/Stores: 183 sq m / 1969 sq ft • Garage/Flat: 110 sq m / 1184 sq ft

Total: 1,046 sq m / 11,255 sq ft

house.

### house.

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



### Situation

(Distances and times approximate)



Witley 3 miles  
Haslemere 6 miles  
Godalming 7 miles  
Petworth 10 miles  
Guildford 12 miles  
Central London 43 miles



Witley 2.5 miles (London Waterloo 54 mins)  
Haslemere 6.5 miles (London Waterloo 49 mins)



Royal School, Haslemere (girls' public school. Mixed 6th form)  
St Ives, Haslemere (girls' pre-prep school)  
Charterhouse, Godalming (boys' public school. Co-ed in sixth form)  
Prior's Field, Godalming (girls' public school)  
Royal Junior School, Hindhead (girls' public school)  
Highfield School, Liphook (co-ed prep school)  
Cranleigh School (co-ed public school)  
King Edward's, Witley (co-ed public school)  
Barrow Hills, Witley (co-ed prep school)



A3 5.5 miles  
M25 (Junction 10) 20 miles



London Heathrow 33 miles  
London Gatwick 30 miles



Goodwood Park  
Cowdray Park



Liphook  
Hankley Common  
Hindhead  
West Surrey  
Chichester  
Chiiddingfold



Chichester  
Frensham Ponds



### Glebe House

Glebe House is an outstanding country house at the heart of one of Surrey's most sought after villages.

It enjoys a very special position at the head of it's own driveway and surrounded by beautiful gardens, organised as a series of "rooms" to provide interest throughout the year.

The Grade II listed house, which has origins dating back to the 16th Century, has benefited most recently from the construction of a spectacular garden Orangery, but overall is dominated by it's 18th Century additions, notably the stunning front facade.

The entire property has been lovingly refurbished and restored by the current owners, who whilst paying meticulous attention to original details have succeeded in incorporating the infrastructural elements for practical modern living.

Glebe House has many of the character features one would expect of it's era, including high ceilings, cornicing, working shutters and fireplaces almost throughout, all preserved in beautiful condition, having been well maintained over the years. In addition, there are amongst some of the finest examples of Trompe l'oeil decoration in a number of the rooms.

The principal reception rooms are particularly noteworthy, with an impressive double aspect Drawing Room with a lovely marble fireplace, and a stunning Dining Room, with exceptional Trompe l'oeil paneling. The superb kitchen/ breakfast room and adjacent snug/sitting room are the true heart of the house. The extensive family room, located at the back of the house, has a striking, vaulted oak beamed ceiling and brick built inglenook style fireplace.









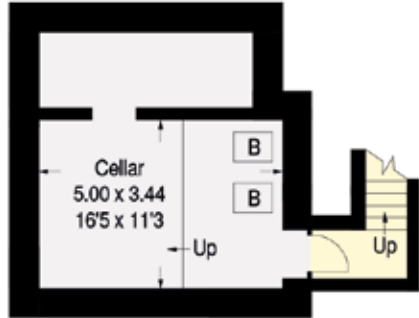
The bedroom accommodation works well, with an excellent master suite, with bathroom and separate shower room, joined by six further bedrooms (one of which has a separate study area), three further bathrooms and a WC on the first floor.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area  
Glebe House: 648 sq.m / 6972 sq.ft

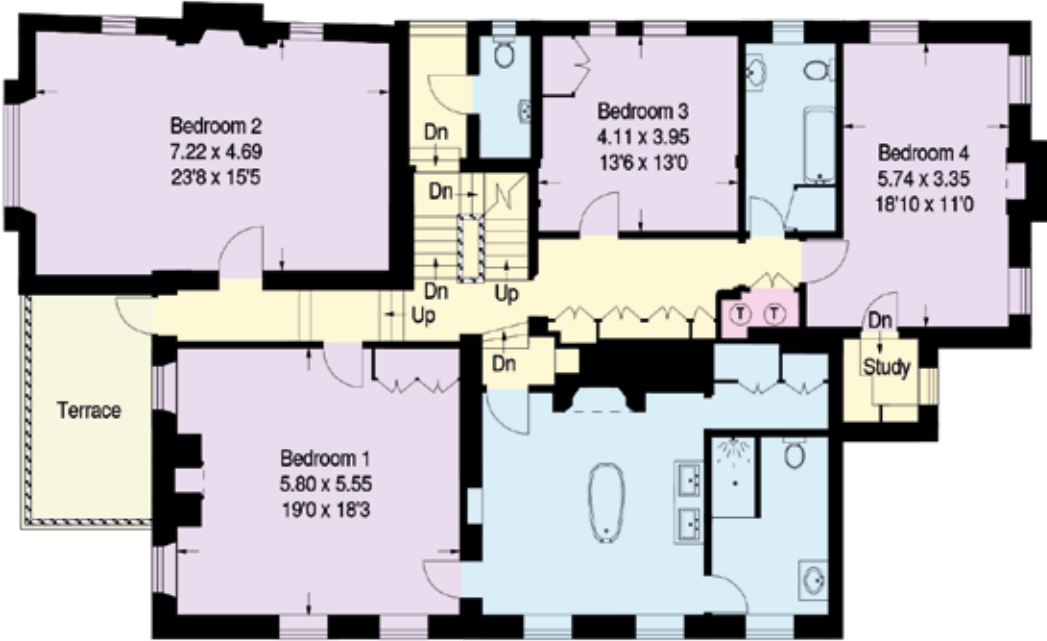


Cellar

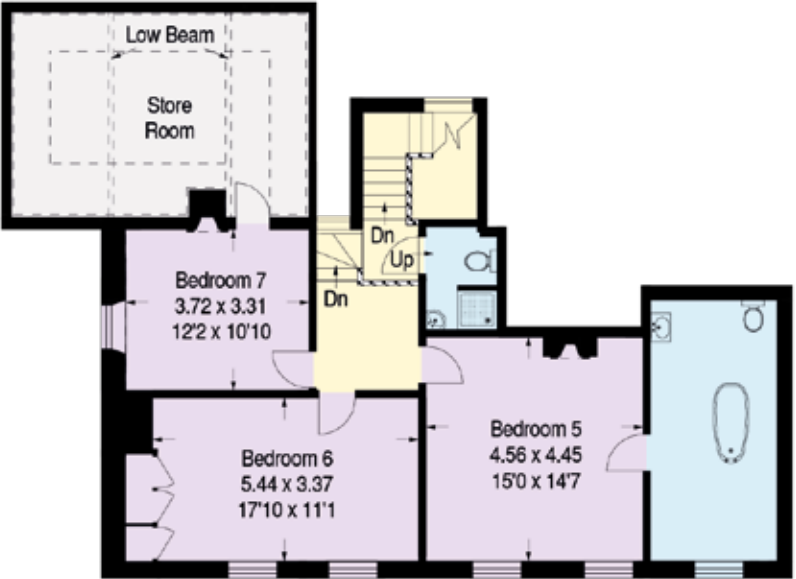


Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



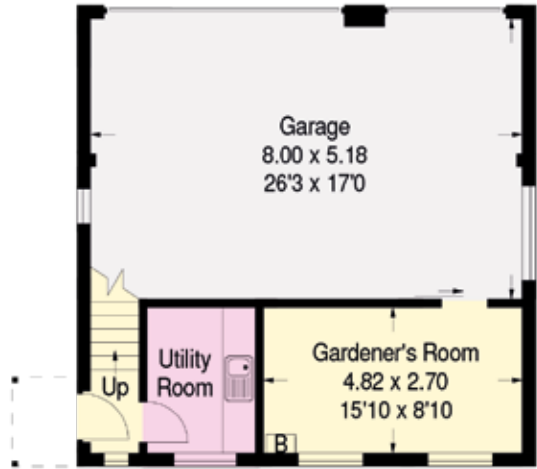
First Floor



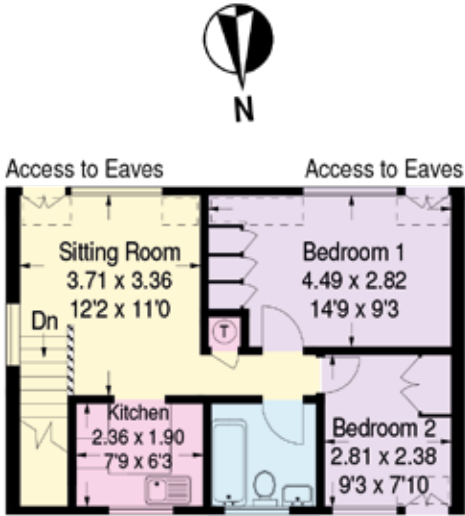
Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

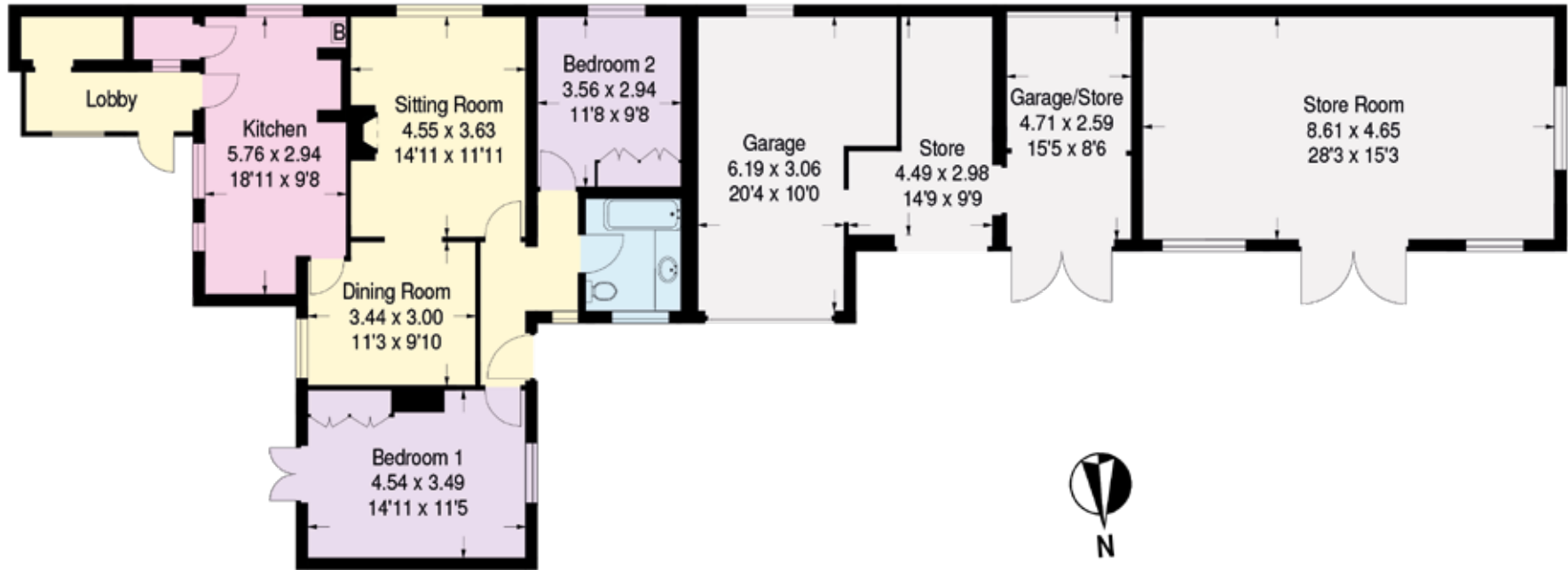
**Approximate Gross Internal Floor Area**  
Orangery/Pool House: 79 sq m / 850 sq ft  
Greenhouse: 26 sq m / 280 sq ft  
Cottage/Stores: 183 sq m / 1969 sq ft  
Garage/Flat: 110 sq m / 1184 sq ft  
Total: 398 sq m / 4283 sq ft



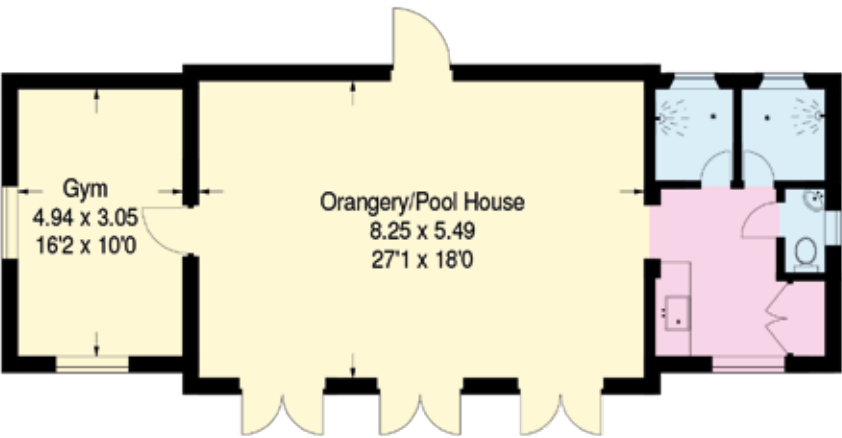
Garage: Ground Floor



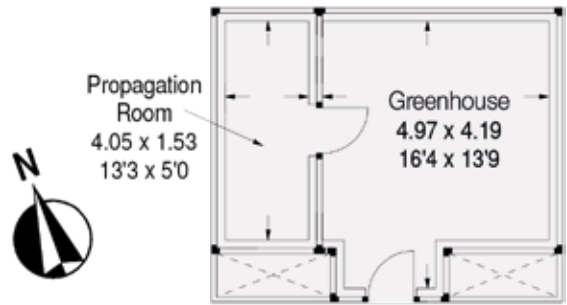
Garage: First Floor



Cottage/Stores



Orangery/Pool House



Greenhouse







### Outbuildings

Externally is a recently renovated cottage, which offers two receptions room, kitchen, two bedrooms and a family bathroom. This would be ideal for guests or in-laws, as it is presented in very good order. Connected to this cottage is the original carriage house with stores and garages attached.

Adjacent to the cottage is the triple garage with gardener's room, utility room and housekeeper's flat above. The flat consists of a sitting room, kitchen, two bedrooms and a bathroom, this serves as ideal staff accommodation.

### Gardens and grounds

The gardens and grounds are undoubtedly a special feature of Glebe House. They have been the subject of an extensive restoration programme and are beautifully laid out. The swimming pool area is of particular note and is a real sun trap, facing south west. Adjacent to the pool is the

stunning orangery, which is ideal for inside/outside entertaining and offers a gym and changing rooms, as well as a kitchenette and WC.

There is also a tennis court in the grounds, lovely rose garden and croquet lawn accessed via a bridge over a small stream.

Outside the rear door is a substantial vegetable patch, which is prolific in the summer months.

The planting throughout has been carefully designed and creates a very special atmosphere in all parts of the garden.

There is also a large paddock currently planted and used as an arboretum, with a mixture of local and exotic trees.

To the front is an attractive drive, which sweeps up to a circular forecourt at the front of this stunning home.

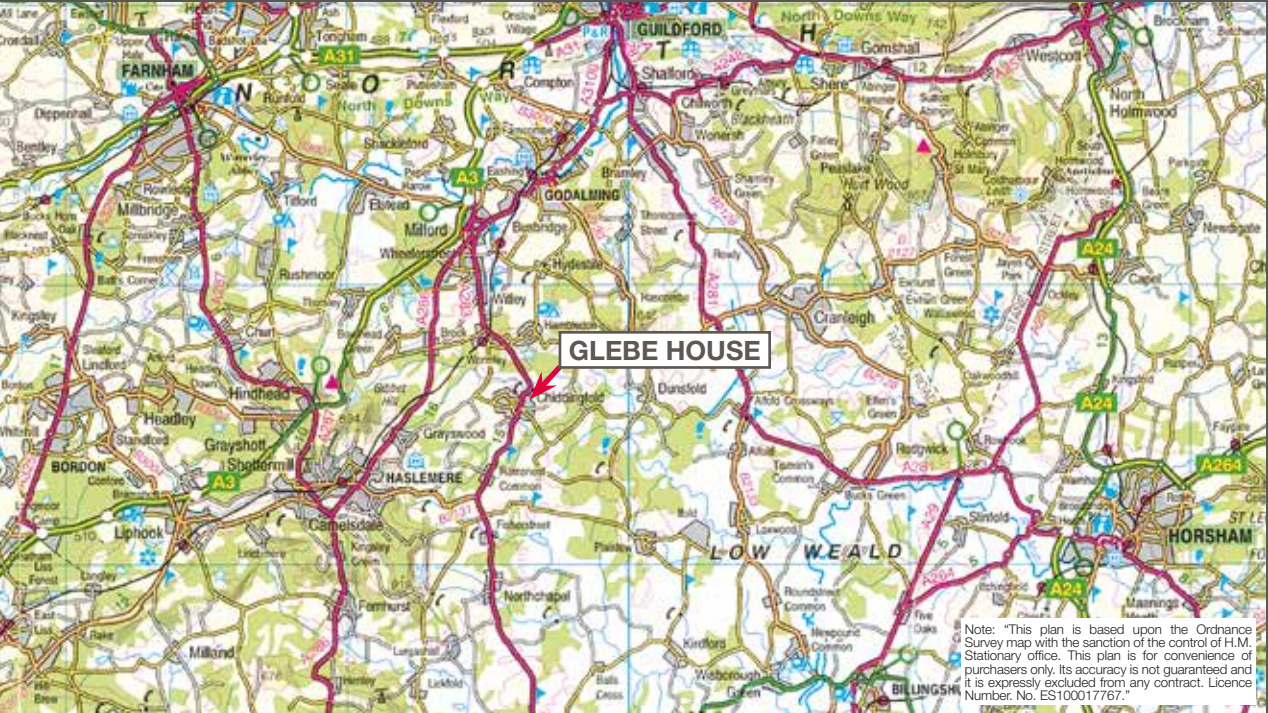
In all about 5 acres.



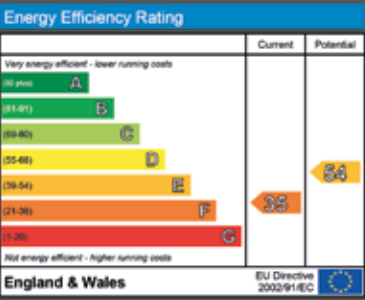






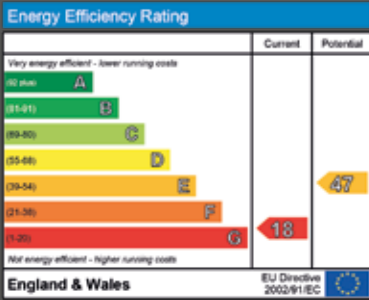


#### The Flat



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#### Cottage



#### Services

The current owners have informed us that all the services are mains connected.

#### Local Authority

Waverley Borough Council – 01483 523 333.

#### Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

#### Postcode

GU8 4UF

#### Directions

From London, head south on the A3 past Guildford and take the Milford exit. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit, signposted A283 to Petworth, Witley and Chiddingfold. Remain on this road through Witley passing King Edward's School on the right and then straight down into the village of Chiddingfold. You will past St Mary Church of England School on your left hand side, and the entrance to Glebe House will be found on the right hand side, opposite the village green.

#### Viewings

Viewing is strictly by appointment through Knight Frank or house.





