



KINGSHOTT COTTAGE

Lombard Street, Shackleford, GU8 6BH

PRICE GUIDE

£1,750,000 Freehold



HILL CLEMENTS



KINGSHOTT COTTAGE

Lombard Street, Shackleford, Godalming,
Surrey GU8 6BH

A beautiful detached country house of Georgian origins which was extended and extensively restored in 2015, retaining its classic looks at the front but with a contemporary extension at the rear. The cottage is set in a secluded woodland clearing up a private lane within a lovely rural setting, on the outskirts of pretty Shackleford village.

4 BEDROOMS (INCLUDING ANNEXE BEDROOM): 3 BATH/SHOWER ROOMS (2 EN SUITE): RECEPTION HALL: CLOAKROOM/UTILITY ROOM: DRAWING ROOM: STUDY: KITCHEN/DINING/FAMILY ROOM: BOOT ROOM: DOUBLE GARAGE (CURRENTLY A STUDIO AND STORE): DETACHED ANNEXE WITH BED 4: LOVELY PARK-LIKE GROUNDS: IN ALL APPROXIMATELY 1.5 ACRES

**COUNCIL TAX BAND H - £4,385.42 (2023/24).
EPC - D**

Shackleford village shop – 1.3 miles.
Guildford (Waterloo 38 mins) – 7.5 miles.
Godalming (Waterloo 45 mins) – 5 miles

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THE LOCATION

Kingshott Cottage is accessed via an unmade private lane and is set in a lovely woodland clearing which is surrounded by protected countryside, accessed by miles of bridleways. Although truly rural in nature, the location is close to Shackleford with its village pub and shop, and Elstead and Puttenham villages. Godalming is only five miles with its excellent shops and main line station and Guildford is seven miles. There are many schools within easy reach by car, including Aldro in Shackleford, Charterhouse, and Priors Field in Godalming, and all of Guildford's schools. For convenience the A3 is only just beyond Shackleford with access to the M25 and London, both airports, and the south coast.

THE PROPERTY

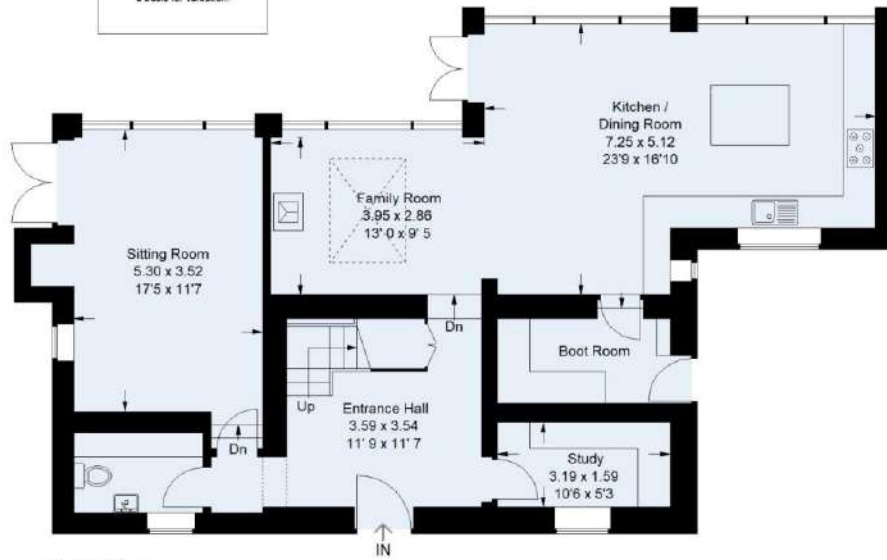
Kingshott Cottage has Georgian origins and is believed to have been built in the 1700's when it was probably part of the Peper Harow Estate. It has been extensively restored and extended in 2015, whilst keeping the charm of the era at the front but adding a stunning contemporary rear with extensive use of glass from which to enjoy the views of the garden and wooded backdrop from both floors. There is oak flooring throughout, with under floor heating. There are three double bedrooms on the first floor, two of which have vaulted ceilings and glass walls overlooking the garden. Just by the back door, a useful self-contained annexe bedroom was also added, replacing an original unsafe barn, and using some reclaimed beams. On the ground floor there is a large open plan vaulted kitchen which leads to a dining area and vaulted snug/family room with wood burning stove. There is also a drawing room with open fireplace, a study, and a utility/cloakroom.



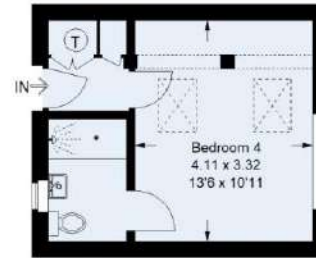


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
 Ground Floor = 102.4 sq m / 1102 sq ft
 First Floor (Excluding Void) = 78.6 sq m / 846 sq ft
 Guest Suite = 20.3 sq m / 218 sq ft
 Studio / Storage = 24.7 sq m / 266 sq ft
 Total = 226 sq m / 2432 sq ft

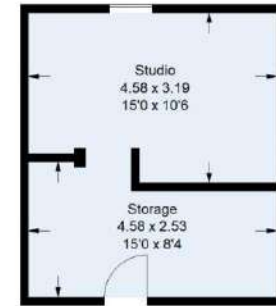


Ground Floor

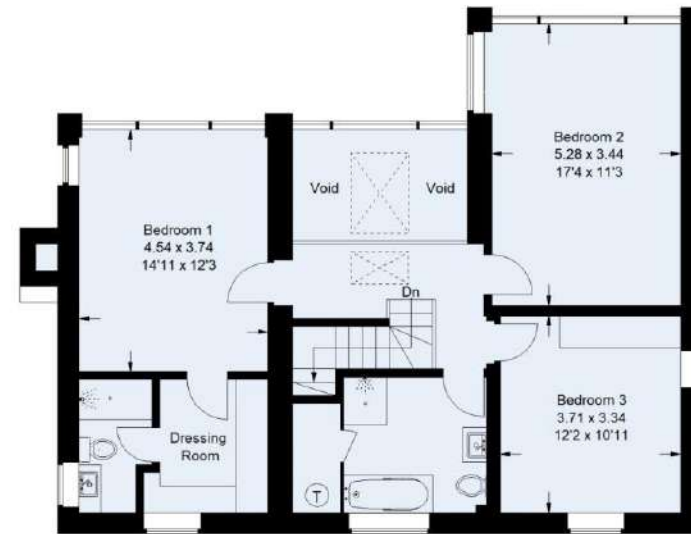


Guest Suite

(Outbuildings not in position)



(Could be converted back into double garage)



First Floor

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

England & Wales



OUTSIDE

Kingshott Cottage is approached via a private unmade lane from Lombard Street, serving just four properties, which opens into a charming woodland clearing where the house overlooks a grassy meadow. A driveway with parking for five cars leads to the house and garage/studio/store room with pathways to the front and side doors. From here there is also a separate kitchen garden with greenhouse, two sheds and wood store. The large garden surrounds the house with an entertaining terrace and pergola looking down to a large pond and there is a delightful wooded backdrop providing natural habitats for birds and wildlife. The whole area provides a tranquil and rural setting, in all approximately 1.5 acres.

DIRECTIONS

From Guildford take the A3 south and exit at the Hurtmore/Shackleford exit. Turn right and carry on under the A3 and turn first right into Grenville Road, continuing into Shackleford. After the post office, turn left into Lombard Street and carry on along the lane, passing the turning to Attleford Lane on the left and turn right into an unmade lane signposted to Kingshott Cottage. Carry on past Gatwick End and Little Lombard and Kingshott Cottage will then be seen on the left.

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