

Shamley Green - Surrey Hills



Rarely available, a spectacular 'New Country Estate' within a stunning parkland setting of approx. 12.35 acres with direct river frontage



House, parkland and driveway



House and parkland from driveway

Riverside Place, Shamley Green.

Central London 38 miles

Cranleigh 3 miles • Guildford 7 miles • Gatwick 21 miles • Heathrow 30 miles

A unique opportunity to acquire a recently completed new country estate in one of Surrey's most favoured and sought after village locations in the Surrey Hills. Set within a stunning parkland setting of 12.35 acres, with private river frontage. There is a most impressive sweeping 'In and Out' gravelled driveway through treelined parkland leading to a substantial forecourt area and plentiful parking. The property is centrally situated on a plateau with a warm southerly aspect over its own grounds, river and beyond.

Location

Shamley Green is a quintessential and picturesque village, situated about 7 miles south of Guildford centre, between the villages of Womersley and Cranleigh. It is within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and voted one of the county's top 10 most picturesque villages in 2024.

There are two areas of public open space in the village, including one on which cricket has been played for over 160 years. The cricket green is the site for the annual village fete and the green is also used for the occasional fair during the summer.

The village has two traditional public houses, as well as being well served by a number of village shops. There is a pre-school and two primary schools in addition to being in close proximity to some of Surrey's most renowned independent schools such as Cranleigh, Charterhouse, Royal Grammar School, St. Catherine's amongst others.

The Estate comprises:

Principal Residence - canopied porch • double height and galleried vaulted hall • two cloakrooms • double aspect drawing room • study • dining hall • family room • impressive kitchen/breakfast room • orangery • walk-in pantry • utility room • boot room • galleried landing • principal bedroom suite with twin dressing rooms and ensembles • 4 further bedroom suites.

Leisure Complex - with indoor heated pool • gymnasium • sauna • changing room.

Staff Suite - with studio room and ensuite bathroom.

Garaging - detached triple and double garage.

Consented Planning Permission for the erection of:

Pair of semi-detached cottages - sitting room • kitchen • cloakroom • 2 bedrooms • bathroom • garages.

Lodge cottage - open-plan studio comprising kitchen/dining/living room • separate bedroom • bathroom.



View of house from riverbank



Tree-lined driveway



FRONT ELEVATION

Principal house and leisure complex



FRONT ELEVATION



FRONT ELEVATION

Planning permission consented for 2 semi-detached cottages and separate lodge



FRONT ELEVATION



FRONT ELEVATION

Triple and double garaging

All illustrations CGIs



Grand Vaulted Reception Hallway



Kitchen/Breakfast Room—through to Orangery



Drawing Room



Master Bedroom Suite



Leisure Complex and Orangery



Leisure complex at twilight



House at twilight from forecourt



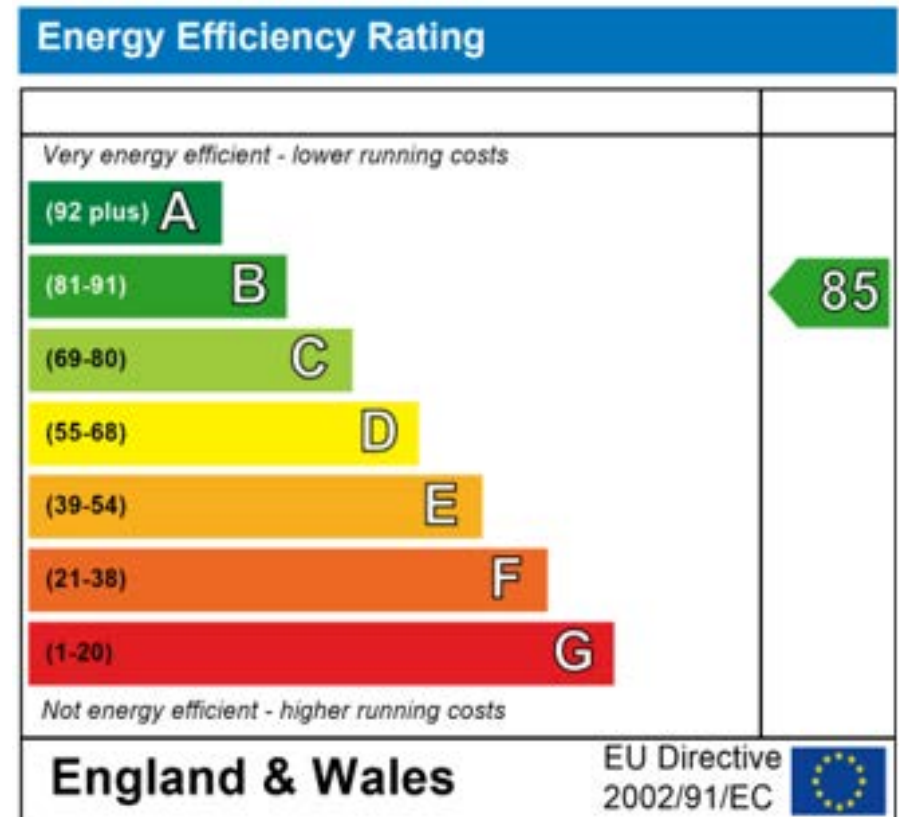
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General Information & EPC (SAP Calculation)

- Services: Mains Gas, Electricity & Water
- Air-conditioning to Principal Rooms
- Underfloor heating throughout
- Private drainage
- Partial Solar panelling
- Grey water collecting tank
- 10 year House Build Warranty from Build Zone
- Train station in Guildford—12 minute drive with direct services to Waterloo (35 minutes)
- Numerous celebrated Golf Courses nearby
- Large selection of Independent schools in the area
- Cranleigh: 'largest village in Britain' with a wide variety of shops, cafes, restaurants and food stores including M&S (5 minute drive)





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