



Ponds House, Ponds Farm, Shere GU5 9JL



Ponds House, Ponds Farm

SHERE GUILDFORD GU5 9JL

Freehold

Situated on the outskirts of the village of Shere lies Ponds House. The property is a truly wonderful opportunity to acquire superb family home with several outbuildings and a cottage, all of which offer a broad range of opportunities to create a long-term home in the Surrey Hills.

Ponds House is believed to date in part from the early 16th and 17th centuries and whilst restored in the 20th century the house and buildings would now benefit from refurbishment and modernisation.

Pond House is full of character features and is entered via a generous dining hall, above which there is a library which could be used as a study area, which leads through a wide archway to the sitting room with an open fireplace with brick hearth. In addition, the house benefits from a magnificent, bright and light dual aspect drawing room with views over the grounds and gardens. There is an excellent sized breakfast room and substantial kitchen, featuring a four oven gas fired Aga. In addition, there is a large utility/boot room and walk in pantry. Attached to the utility room and forming part of the courtyard is a pair of garages.

To the first floor, the principal bedroom has a incredible views over the property's own land and also benefitting from an ensuite shower room; there are three further bedrooms and a family bathroom. On the second floor is a further bedroom and bathroom.

The Granary

On the opposite side of the courtyard from the house is a charming granary believed to have been built circa 1840 with study, reception room, kitchen and bathroom.

The Cottage

To the southeast of the house is the cottage being a bungalow comprising two bedrooms, kitchen, shower room and dining/living room.

- Remarkable Grade II Listed House
- Close to the village of Shere, in the hamlet of Little London
- Approximately 1.77 acres of established grounds and gardens, including pond
- Full of character features including fireplaces and exposed timbers
- Scope for improvement and refurbishment
- Separate Grade II Listed one bedroom Granary
- Additional two bedroom cottage
- Large insulated concrete portal framed building
- Planning permission to rebuild stable yard
- Approximately 9.51 acres of land available by separate negotiation









GROUNDS, GARDENS AND OUTBUILDINGS

Farm and equestrian buildings

Beyond the courtyard to the east of the house is an equestrian yard comprising concrete hardstanding and former stable block comprising what was six boxes and a three bay badger barn. The stables were damaged by fire. There is the benefit of planning permission to rebuild.

Adjoining the Cottage is a large concrete portal frame barn with insulated walls and roof, which could be utilised for a number of uses.

Garden and grounds

Surrounding the house and in the forefront of the most delightful southerly view are the beautifully established gardens comprising terraces, sweeping lawns, herbaceous borders, specimen shrubs and mature trees as well as a part walled courtyard garden and the generous pond.

Land

Available by separate negotiation are approximately 9.51 acres of grazing, hedged, fenced and with the benefit of a private water supply.

SITUATION

Ponds House is located to the east of the pretty hamlet of Little London, between Farley Green and Shere. The house is situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty, to the south-east of Guildford.

The area is well known for its history and Farley Green was one of the largest Romano-British settlements in Surrey and has the site of a Roman villa on the nearby heathland. This sought-after location is sufficiently off the beaten track to offer the tranquillity of country living combined with access to both Guildford and London.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area
 Main House 3436 sq ft / 319.3 sq m
 Carports 321 sq ft / 29.9 sq m
 The Granary 441 sq ft / 41 sq m
 The Cottage 877 sq ft / 81 sq m
 Outbuildings 4486 sq ft / 417 sq m
 Total 9561 sq ft / 888 sq m

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, shapes and compass bearings before making decisions reliant upon them.

Local Authority: Guildford Borough Tax Band H
Services: Mains water and electricity connected, heating via LPG, drainage to a private septic tank.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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