



Style Cottage, Eashing, Surrey



An historic village house with grounds abutting the River Wey.

Summary of accommodation

Main House

Dining hall | Sitting room | Library | Study | Kitchen with family area and utility off | Cloakroom | Utility room | Cellar
Five bedrooms | Four bath/shower rooms

Garden and Grounds

Triple barn style garage | Barn with studio room above
Mature garden and two paddocks, one with a pond and extending down to a length of river with fishing potential

In all about 4.8 acres



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Situation

The ancient and historic hamlets of Upper and Lower Eashing, in the parish of Shackelford, straddle the River Wey, six miles south of Guildford and are notable for the number of listed historic buildings in the area. Records of a mill in Eashing date from the Domesday Book and it has been used to produce flour, paper and flock. It then became the home of a local engineering company, before the site was finally redeveloped in 1998 as offices. The National Trust river bridge at Eashing is believed to have been built by the monks of Waverley Abbey in the 13th Century. The popular Stag on the River pub is close by.

Eashing enjoys a particularly convenient situation, having ready access to the A3 between London and the South Coast and via the M25 at Wisley, also links to Heathrow and Gatwick airports. Local facilities include a wonderful garage with shop in Lower Eashing and an excellent farm shop at Milford, less than a mile away. A greater choice of shops and restaurants is available in Godalming, whilst Guildford offers a full range of High Street outlets, in addition to leisure, sporting and cultural amenities.

There is an outstanding selection of schools in the area, including Aldro, St Hilary's, King Edward's, Waverley Abbey, Tilford & Rodborough in Witley. Charterhouse, Priors Field, Tormead, St Catherine's, Cranleigh, Royal Grammar and Guildford High amongst many others. Acorns Nursery and St Mary's primary school, both in Shackelford, have excellent reputations. Godalming has a good 6th form college. Recreational opportunities include golf at several local clubs, including Milford, the West Surrey and Hurtmore.

There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities.



Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

Distances

Godalming 1.6 miles (London Waterloo from 46 mins), Guildford 6 miles (London Waterloo from 35 mins)

Roads: A3 (Milford junction) 0.9 mile, M25 (Wisley Junction 10) 17.5 miles

Airports: London Heathrow 27.6 miles, London Gatwick 34.2 miles

(Distances and times approximate)

Style Cottage

Style Cottage is the most enchanting grade II listed house that is understood to have originally started life as a pair of Hall Houses in the early 16th century and which is mentioned in Pevsner. The house has most latterly been extended in the 20th century and now provides a very flexible village house full of character.

Throughout are a wealth of wall and ceiling beams, beautiful oak flooring and an array of working fireplaces. Of note in one of the bathrooms, is the very visible smoke bay, that forms a huge feature in this room. Steps from the ground floor lead down to the cellar which has been used by our clients for the storage of wine.

To the back of the house is a substantial two storey barn that offers huge potential, subject to obtaining the usual planning consents.

Style cottage now offers a buyer a fabulous opportunity to 'place their mark' on a charming village house so accessible to the A3 and the excellent surrounding schools.





Outbuildings

To the front of the house is the triple car barn style garage.

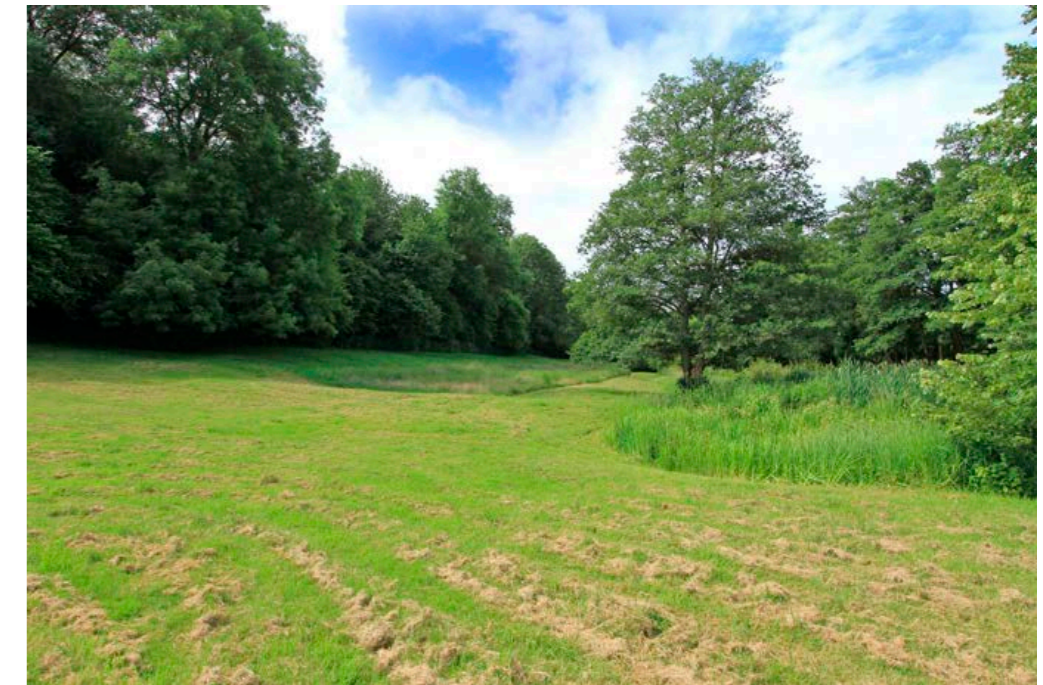
To the rear is the detached barn with storage on the ground floor and an excellent studio room above.

Garden and grounds

Style Cottage is approached into a gravel driveway that swings around to the front of the garaging, providing extensive parking. The front is laid to lawn, abutted by well-stocked flower borders. To the rear is a private terrace with steps leading up to the lawn beyond interspersed with a variety of fruit trees. Beyond the barn is less formal gardens laid to grass.

On the southern side is the paddockland that extends down to the River Wey having frontage of over 170 metres. In addition is a pond. This area can either be enjoyed in its current form as amenity/parkland or for the grazing of livestock.

The clients will consider selling Style Cottage with less land.



Approximate Gross Internal Floor Area

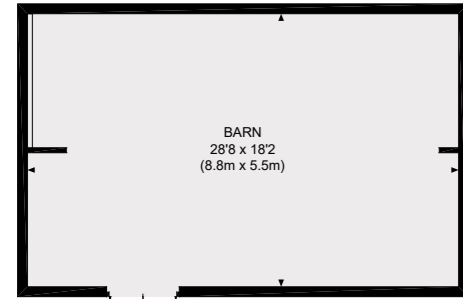
Main House: 2,746 sq ft / 255.1 sq m

Outbuildings: 1,581 sq ft / 146.9 sq m

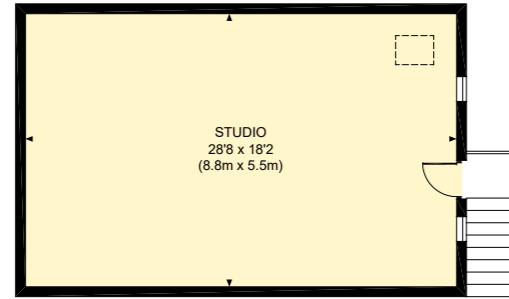
Total: 4,327 sq ft / 402 sq m



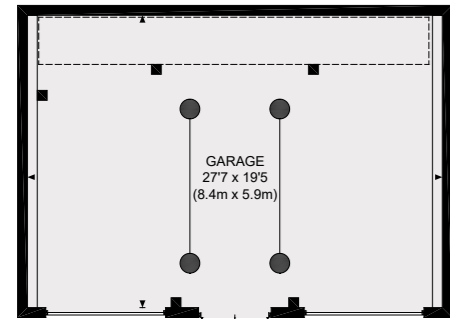
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



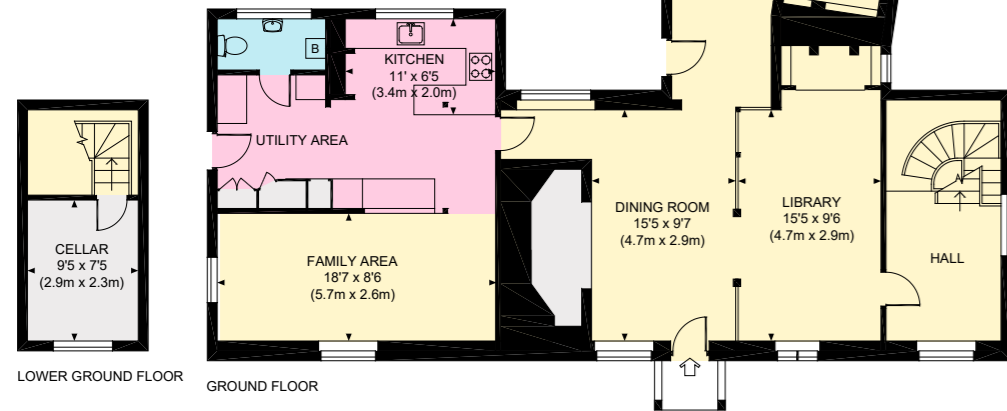
GROUND FLOOR - OUTBUILDING



FIRST FLOOR - OUTBUILDING



GARAGE

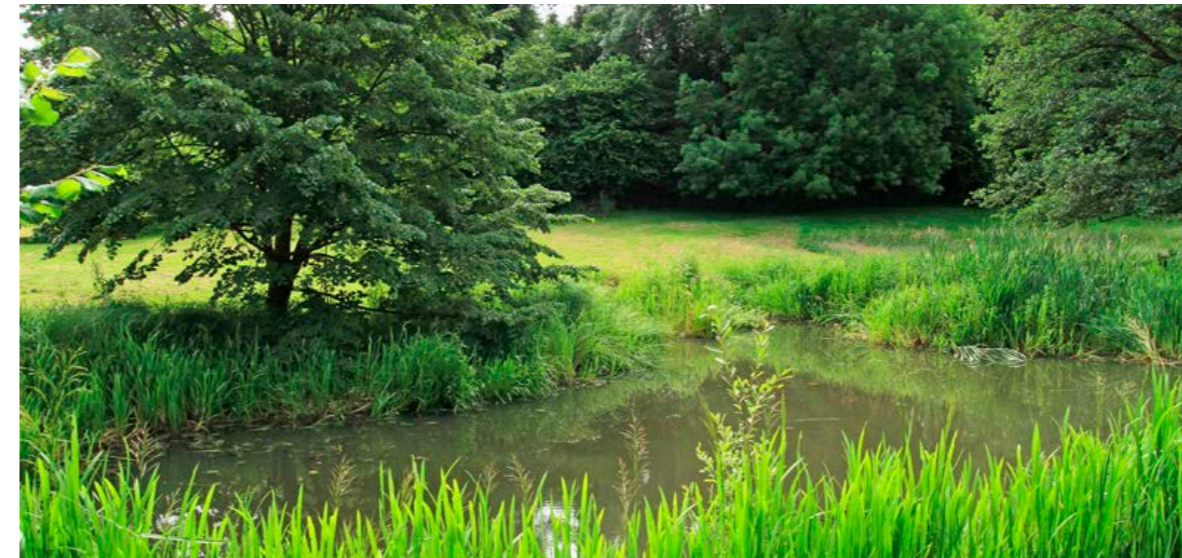


LOWER GROUND FLOOR

GROUND FLOOR



FIRST FLOOR



Right of way

There is a footpath that crosses the gardens on the easterly side (the back) of the barn, running in a north/south direction.

Note

Whilst Style Cottage is freehold, the field is leasehold, for which a peppercorn rent is payable. The lease is for 999 years from 1st September 1998.

Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and a shared private sewage treatment plant, shared with 6 other houses. Oil fired central heating.

Local Authority & Council Tax Band: Guildford Borough Council – 01483 505050. Tax band H

Energy Performance Certificate Rating: Band E

Directions (Postcode: GU7 2QD)

From Guildford proceed south bound on the A3. After about 3.4 miles having joined the A3 at Compton, take the turning to Lower Eashing. Proceed through Lower Eashing over the River Wey and wind up the hill passing the Stag on your right. Style Cottage will be found after a further 100 yards on your right.

Viewings

Viewing is strictly by appointment through Knight Frank.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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