

Thomas Sheriff Place  
Henley Park, Normandy, Guildford, Surrey

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# A grand and comfortable wing of a fine Grade II listed country house.

## Summary of accommodation

### Main House

Staircase hall | Grand drawing and dining room | Kitchen/breakfast room | Cloakroom | Utility room

Principal bedroom with dressing room and bathroom | Four further bedrooms | Three further bathrooms (two en suite)

1 km driveway | Private garden plus 22 acres of communal grounds | Parking | Double garage

### Distances

There is access to the A3 which connects with the M25 at junction 10 (Wisley) giving easy access to Heathrow and Gatwick international airports and central London. The M3 is also easily accessible which gives access into London and also down to Southampton for Ferry links.

Wanborough Station 2.0 miles, A31 (Hogs Back) 3.2 miles, Brookwood Station 3.8 miles (London Waterloo about 40 minutes, 4 trains per hour to London) Guildford Station 7.4 miles (London Waterloo about 35 minutes)

(All distances and times are approximate)



Knight Frank Guildford  
2-3 Eastgate Court, High Street  
Guildford  
GU13DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

Tim Harriss  
01483 617910  
[tim.harriss@knightfrank.com](mailto:tim.harriss@knightfrank.com)







## Situation

Set in the heart of the Surrey Hills this former Royal residence is only a short distance from the Hampshire border. The parish of Normandy includes Wyke, Christmas Pie, Willey Green and Flexford. The southern part of the parish lies within a mile of the Hogs Back on the North Downs whilst the northern part undulates through woodlands and commons.

Equidistant to Surrey's primary towns of Guildford, Farnham and Godalming with an abundance of activities, clubs, restaurants and schools nearby including Guildford High, Royal Grammar School, Rydes Hill, St. Catherine's, Charterhouse, Priors Field, Alldrow, Cranleigh and Tormead for girls. The nearby quintessential village of Pirbright offers excellent gastro pubs, award winning butchers and many other amenities.

Normandy offers both tennis and cricket clubs with several good golf courses in the immediate area including Puttenham Golf Club, Worplesdon, Woking & West Hill whilst local train services run from Wanborough and Ash stations connecting to Reading to the west and Guildford to the East. Worplesdon village has a main line station and there are fast and frequent commuter rail services to London Waterloo from Woking and Guildford. The surrounding countryside offers ample opportunity for walking, cycling, and riding with Henley Park Lake nearby.





## Thomas Sheriff Place

An historical Grade II listed wing of a Georgian mansion, Thomas Sheriff Place boasts Saxon origins and numerous royal, aristocratic, and influential owners over its 1,300-year history.

The distinguished property, first referred to in 727 AD by its Saxon name meaning 'high clearing', may not look its age but that is because the mansion was saved from dereliction in the late 1990s and redeveloped into four separate freehold dwellings.

Approached from the road through wrought iron electric gates, the ¾ mile tree lined driveway sweeps through the parkland until you see the distinguished façade of this grand country house.

Internally, the property offers elegant and well-proportioned family accommodation over four floors, with all the comforts and conveniences required for 21st century family living, together with the characteristic features and style reminiscent of its origins. The secure situation and manageable grounds make the property ideal as a weekend retreat or a lock-up and leave base in a most idyllic and convenient situation.





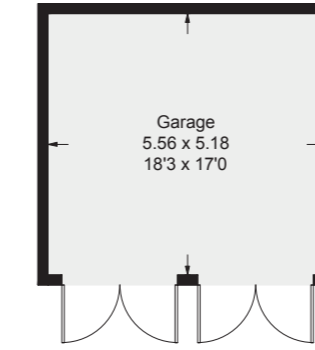


Thomas Sherriff House has a grand drawing room, kitchen/breakfast room, principal bedroom suite with dressing room and en suite, plus four further bedrooms with three further bathrooms (two en suite). There is also access to 22 acres of glorious parkland on the private estate and stunning views towards the Hog's Back, a double garage, allocated parking and its own private gated garden in addition to the communal grounds.



**Approximate Gross Internal Floor Area**  
 = 333 sq m / 3585 sq ft  
**Garage = 28.9 sq m / 311 sq ft**  
**Total = 361.9 sq m / 3896 sq ft**

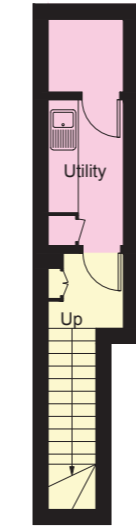
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



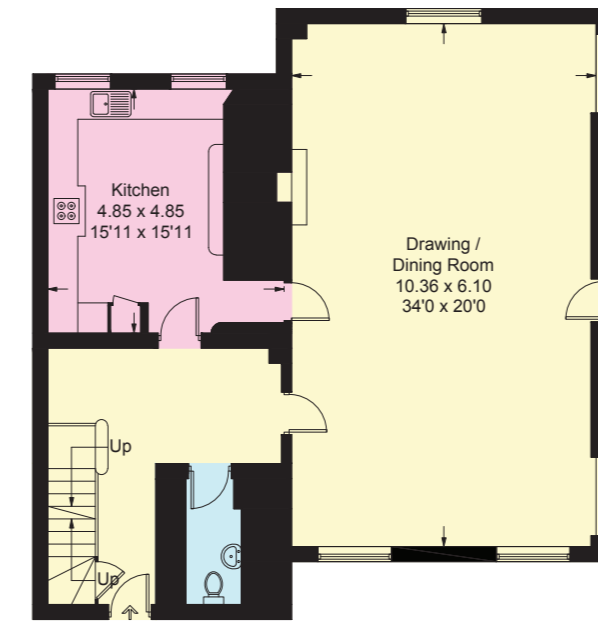
= Reduced headroom below 1.5m / 5'0"

(Not Shown In Actual Location / Orientation)

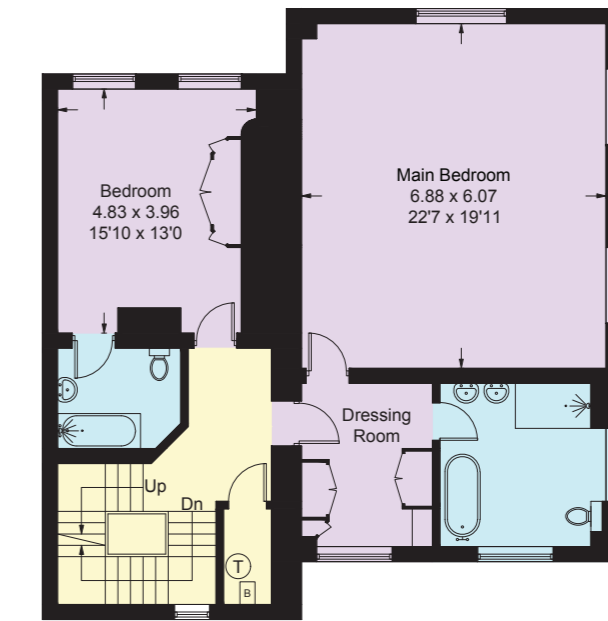
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



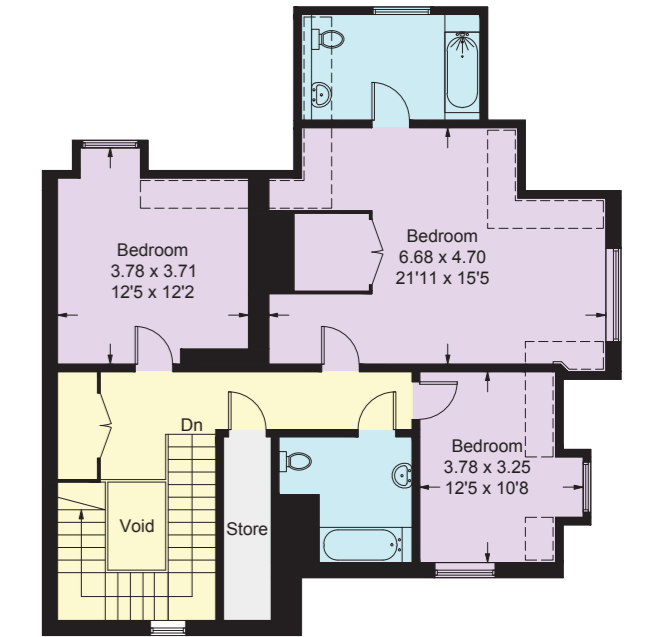
Lower Ground Floor



Ground Floor



First Floor



Second Floor





## Services

We are advised by our clients that the property has mains water, electricity, drainage, gas central heating and private drainage. TBC

## Directions (Postcode: GU3 2BZ)

From London, follow the A3 south and, after passing Guildford Cathedral on the left, take the next slip road onto the A31 and continue for 1.9 miles before taking the exit slip road for Puttenham. At the T junction, turn right towards Wanborough and immediately left onto Wanborough Hill that becomes Westwood Lane and continue for about 2 miles to Normandy. Turn left on the A323 then almost immediately right into School Lane and continue to the end. Turn right onto Pirbright Road, the A324, and continue for 1.8 miles before turning right onto Cobbett Hill Road. The gated entrance to Henley Park will be found, after 0.3 miles, on the right. Pass through the gates and drive for approximately 1 km to the mansion where the parking in front of Thomas Sheriff Place will be found on the left in from of the house.

**What3words:** //youth.procures.feathers



## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band H

**EPC Rating:** E



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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Particulars dated January 2024. Photographs and videos dated Autumn 2023.  
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