

The Manor House, Normandy, Guildford, Surrey







A beautifully presented Grade II listed Georgian manor house with **excellent leisure and equestrian facilities** as well as a detached two bedroom cottage.

Summary of accommodation

The Manor House

Entrance hall | Drawing room | Sitting room | Dining room | Library | Kitchen/breakfast/family room | Utility room | Cloakroom | Store room | Gardeners WC

Principal bedroom with en suite bathroom and dressing room | Six further bedrooms | Two further bath/shower rooms | Cloakroom

Manor House Cottage

Entrance hall | Sitting room | Dining room | Kitchen | Conservatory | Utility room | Cloakroom | Two bedrooms | Bathroom

Outbuildings and grounds

Ten stables | Barn with store | Further stores and plant room | Tennis court | Swimming pool | Manège | Beautiful gardens and grounds with paddock land

In all about 8.25 acres

Distances

Wanborough station 1.2 miles (Guildford from 7 minutes), Pirbright 3.2 miles, Brookwood station 4.8 miles (London Waterloo from 40 minutes)

Guildford station 6.1 miles (London Waterloo from 32 minutes), Farnham 7.5 miles, Woking 8 miles

(All distances and times are approximate)



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Situation

The Manor House is situated in a delightful country setting on Normandy Common, close to the village cricket ground. The surrounding countryside has excellent walking and cycling, with many miles of bridleways.

The historic towns of Guildford and Farnham are approximately 6 and 7.5 miles respectively and offer comprehensive recreational, educational and shopping facilities as well as a frequent train service to London Waterloo.

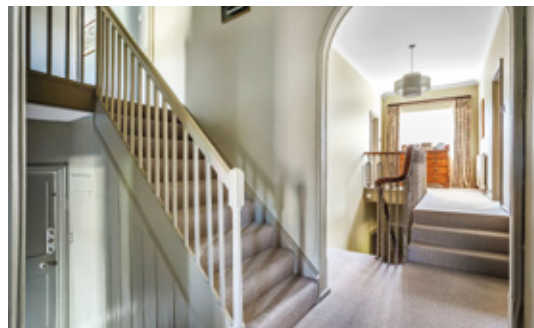
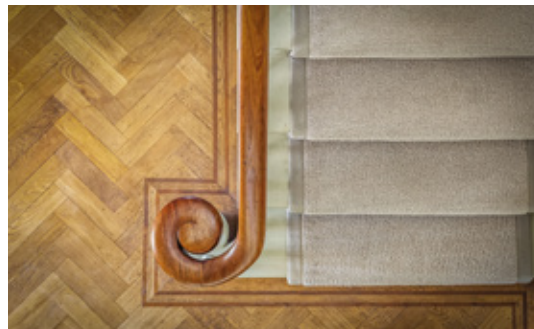
Communications are excellent with the A3 being approximately 5 miles away which in turn links up with the M25, the national motorway network and subsequently London, Heathrow, Gatwick and Southampton airports.

The Manor House

The Manor House is a most attractive Grade II listed country house, part of which we understand, dates from the 17th century with substantial extensions in subsequent centuries.

Our clients have owned the property since 2014 during which time they have carried out a comprehensive refurbishment of the house, cottage and grounds whilst retaining many of the Georgian characteristics including sash windows, open fireplaces and a panelled sitting room.

The property now offers stylishly presented accommodation perfect for a family with the benefit of a superb detached cottage and extensive outbuildings.













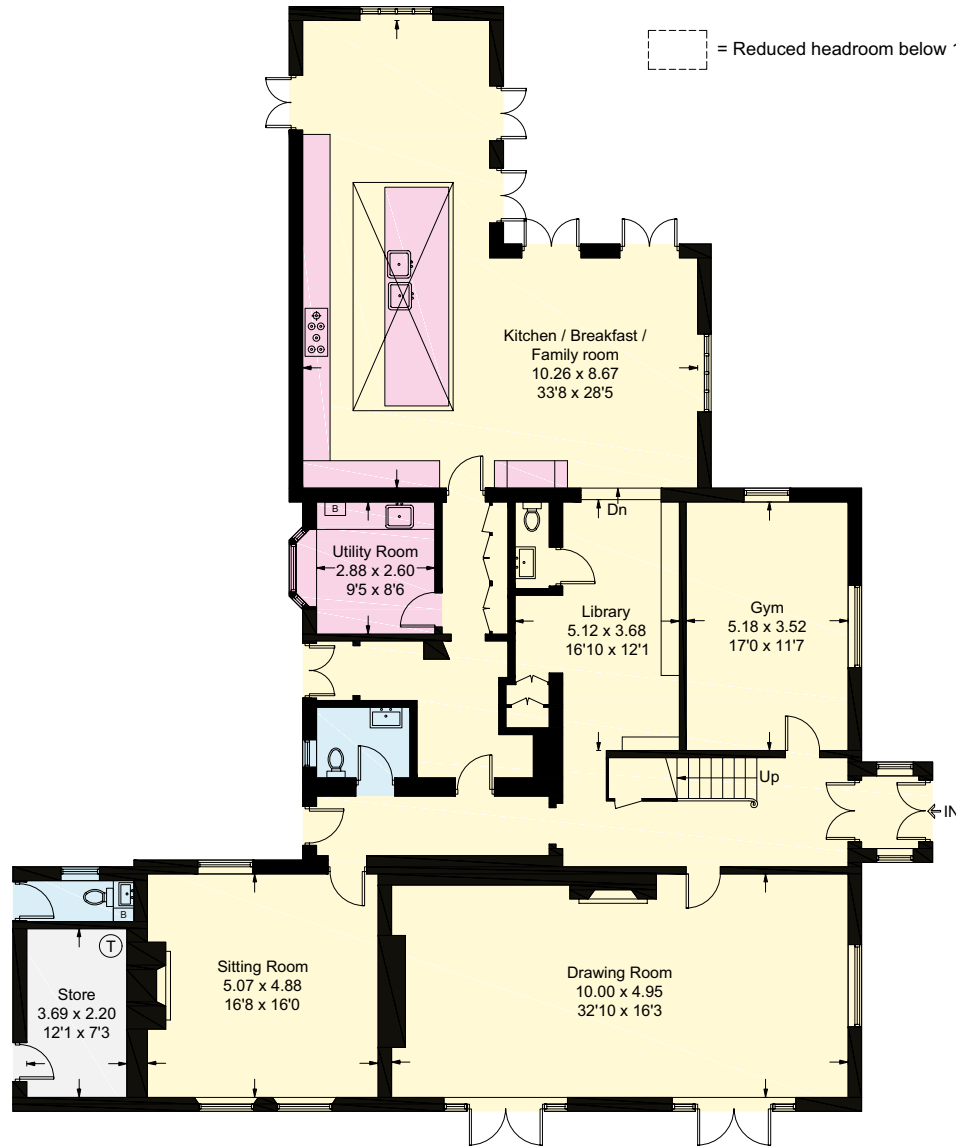
Approximate Gross Internal Floor Area

House: 448.1 sq m / 4823 sq ft

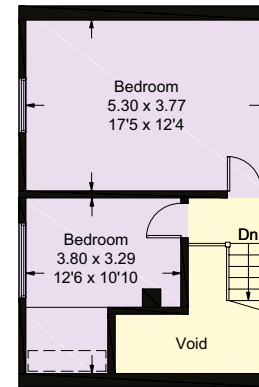
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

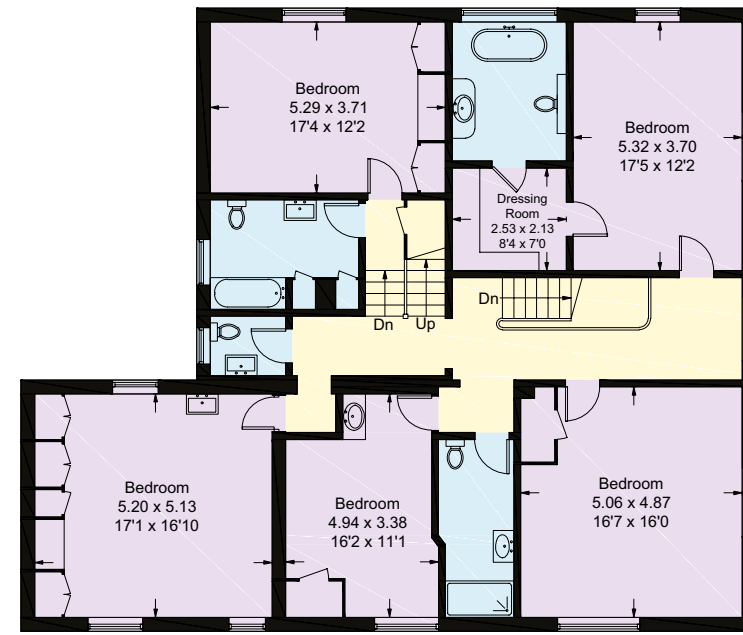
= Reduced headroom below 1.5m / 5'0"



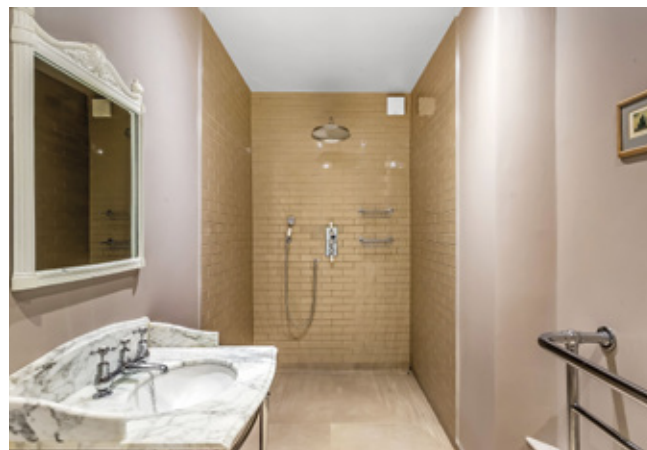
Ground Floor



Second Floor



First Floor



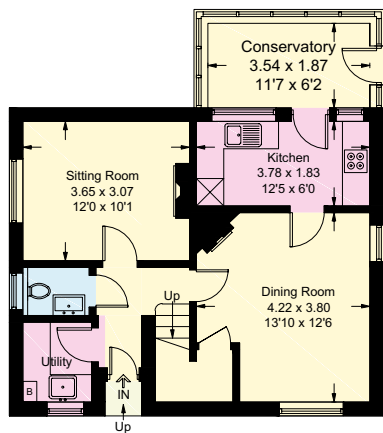


Manor House Cottage

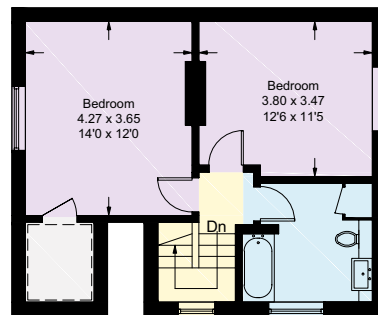
Approximate Gross Internal Floor Area

Manor House Cottage: 90.0 sq m / 969 sq ft

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Ground Floor



First Floor



Gardens and grounds

The property is approached through a wooden five bar gate into a sweeping gravel driveway which leads to the outbuildings, the cottage and to The Manor House. There is also a second access to the front of The Manor House, which has been used as the primary access in the past. The grounds are a particular feature of the property and have been beautifully maintained over the years and include large areas of lawn, interspersed with many fine borders and mature trees.

Close to the house is a productive kitchen garden as well as a tennis court and beautifully positioned heated swimming pool. Aside from the formal grounds, there are approximately 5.5 acres of fields suitable for grazing. Finally, there are some useful outbuildings, including stabling and a 62 foot barn.



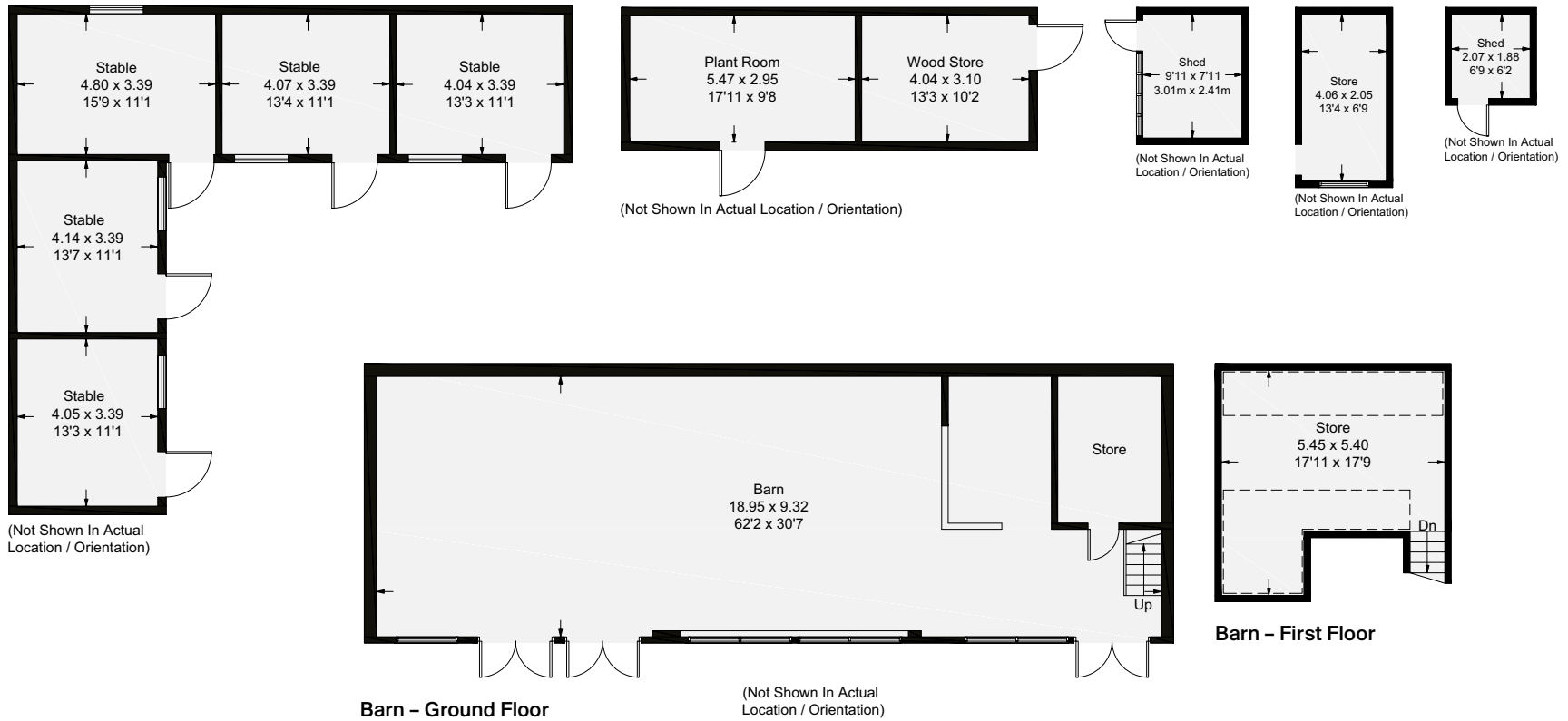




Approximate Gross Internal Floor Area

Outbuildings = 133.6 sq m / 1438 sq ft

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History

William Cobbett, the radical reformer and commentator on rural affairs who championed traditional rural England against changes wrought by the Industrial Revolution had a strong connection with the village of Normandy. He was born on 9th March 1763 in Farnham and his association with Normandy started in 1831 when he took on the lease of Normandy Farm which was then part of the Poyle Estate. The farmhouse is what is now the rear part of The Manor House. His most famous work was Rural Rides which described the state of English agriculture during a tour with his son Richard on horseback of the whole country starting in 1821. Cobbett died in the farmhouse in 1835.

Services

We are advised by our clients that the property has all mains services. The swimming pool is oil heated. The cottage has gas central heating.

Directions (GU3 2AP)

From London or Guildford head in a south westerly direction on the A3. Beyond Guildford, take the A31 (Hogs Back) signposted to Farnham. After approximately 2 miles, come off the A31 signposted to Puttenham and Wanborough. At the T-junction, turn right on to the B3000 and after a short distance turn left down Wanborough Hill. Pass through the hamlets of Wanborough and Flexford (the road name changes to Westwood Lane) and after a couple of miles turn right on to the A323 (Guildford Road). After 0.4 mile, turn left into Hunts Hill Road and after a short distance the gate to The Manor House will be found off Normandy Common Lane on the right-hand side.

Viewings

Viewing is strictly by appointment through Knight Frank.



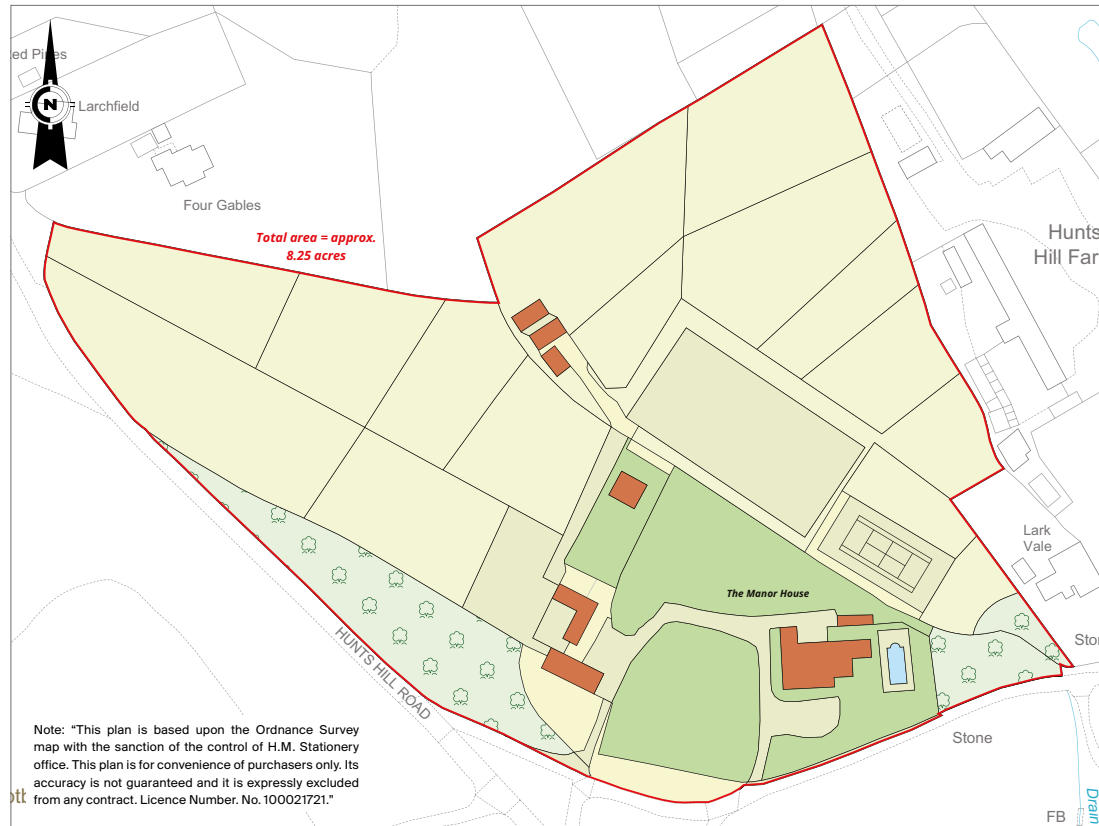
Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: The Manor House – Band H, Manor House Cottage – Band D

EPC Rating: The Manor House – D, Manor House Cottage – 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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