



Pound Farm House & The Old Barn
Ash Green, Surrey





A substantial residential estate in **outstanding grounds** on the Surrey/Hampshire border.

Summary of accommodation

Pound Farm House

Entrance hall | Drawing room | Sitting room | Kitchen leading through to dining room | Utility room | Orangery leading through to the indoor swimming pool | Cloakroom | Plant room | Store

Principal bedroom with shower room and dressing room | Four/five further bedrooms | Two further bathrooms (one en suite) | Bedroom five/billiards room

Approximate gross internal area of the main house: 5025 sq ft

The Old Barn

Entrance hall | Drawing room | Kitchen | Dining room | Family room | Reception/bedroom with en suite bathroom | Separate cloakroom | Galleried bedroom | Shower room

Courtyard with three stables | Stores | Plant room | Cloak room | Potential kitchen | Utility room

Detached garage block | Greenhouse | Plant room for the pool | Covered dining area with BBQ

Approximate gross internal area of the barn and outbuildings: 3818 sq ft

Beautiful private gardens | Paddocks and open pasture | Duck pond | Sand school

In all about 14.65 acres

Distances

- Guildford 7.9 miles (London Waterloo from 34 minutes)
- Farnham 6.2 miles (London Waterloo from 51 minutes)
- Farnborough 5.5 miles (London Waterloo from 35 minutes)
- Airports:** London Heathrow 25 miles, London Gatwick 40 miles (All distances and times are approximate)



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Situation

Nestled amidst picturesque landscapes, Ash Green combines rural living with contemporary convenience on the Surrey/Hampshire border. Offering excellent local services as well as well-linked thoroughfares including the A31 and A331 (Blackwater Valley). Guildford, as well as nearby Farnham are easily accessible and offer superb educational, recreational and leisure facilities within historic settings. Embrace the perfect fusion of tranquillity and seamless road connections that make Ash Green such a superb location.

Pound Farm House

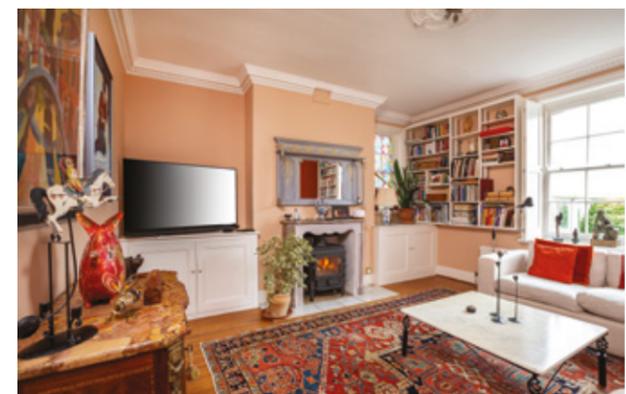
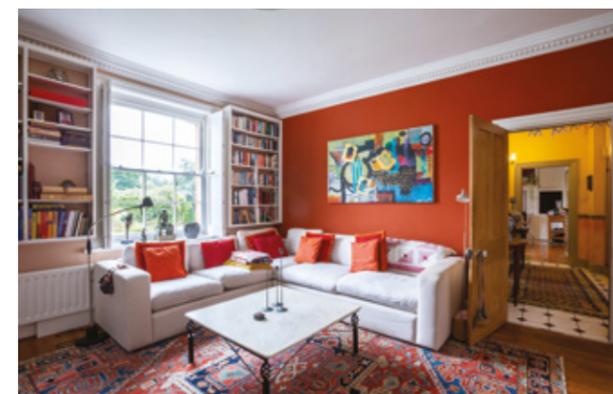
Pound Farm House is a remarkable country house, with origins dating back to its construction in 1884. Notably, this property, which is not listed, has become available after four decades of being under the same ownership where it has been a much loved family house.

Upon entering the ground floor, one is welcomed by an expansive and well-illuminated drawing room featuring lofty ceilings. This room leads through to the orangery that has abundant natural light. This airy space then seamlessly transitions into a wonderful indoor pool area.

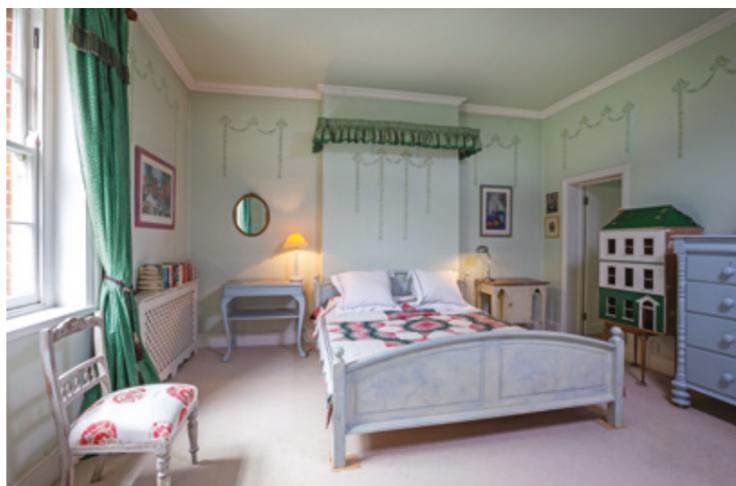




To the right of the ground floor, a generously sized dining room is adjoined by a fully equipped kitchen, complete with a central island, and further complemented by an adjacent utility room. An additional sitting room supplements the living spaces, affording ample room for both relaxation and social gatherings.



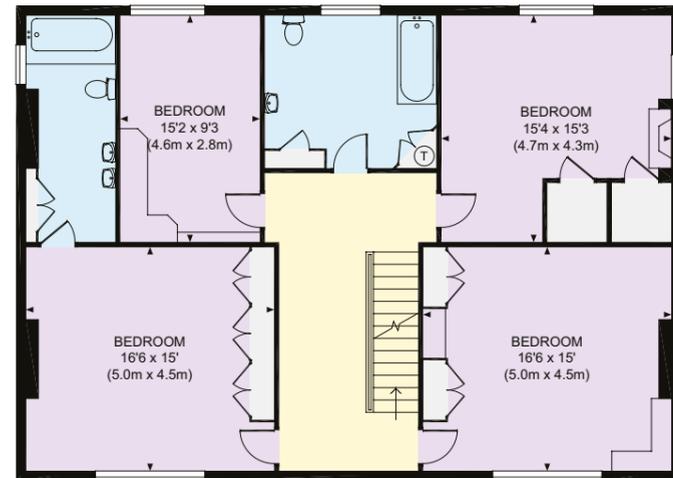
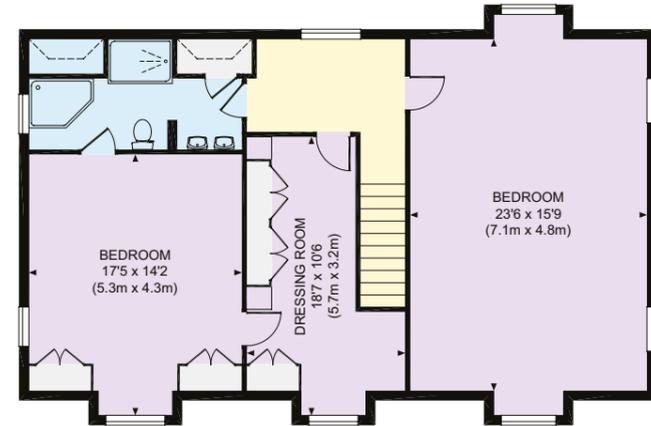
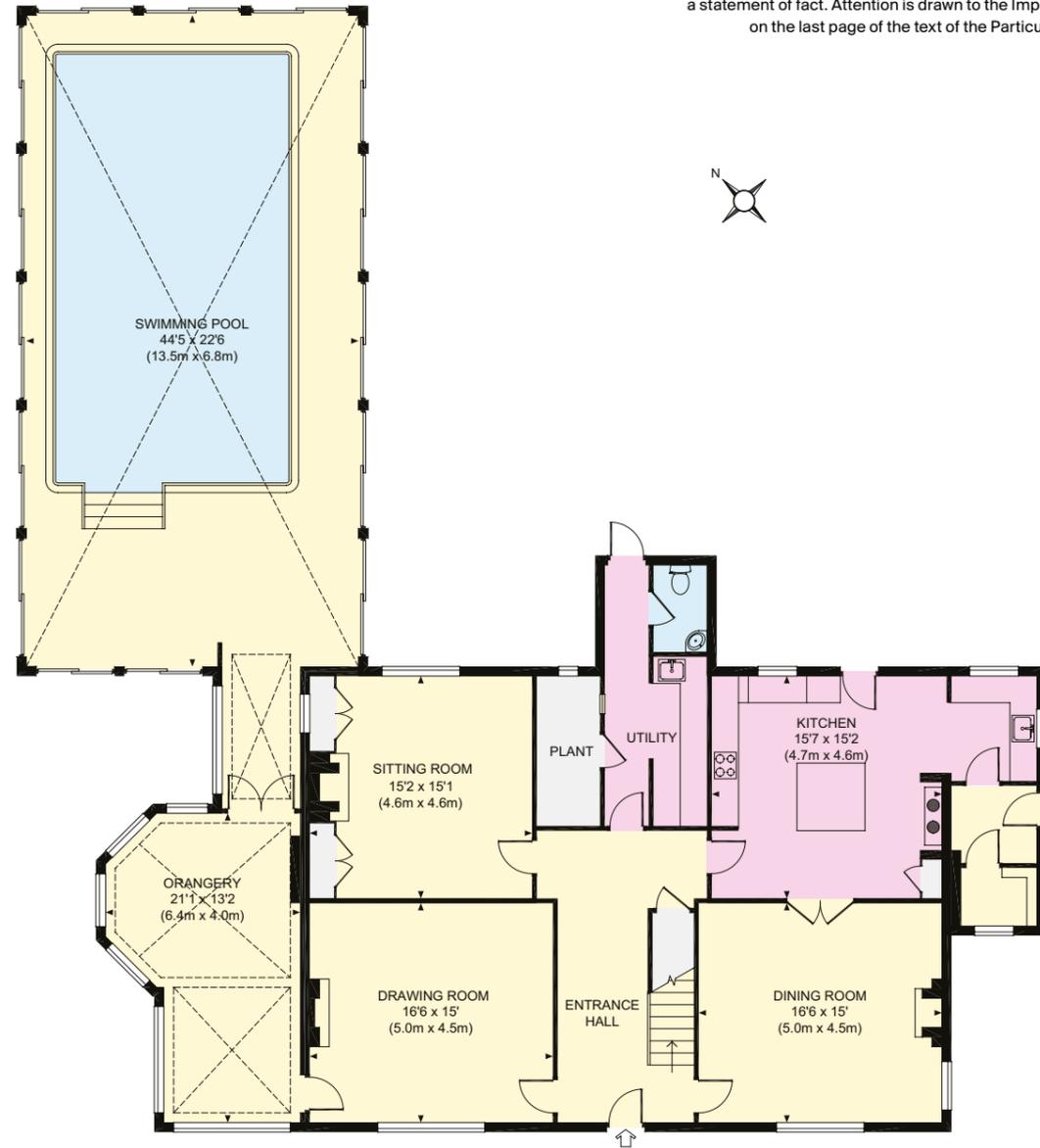
Heading up to the first floor, a double bedroom with an en suite of considerable size takes precedence, followed by an arrangement of a further three generously sized bedrooms accompanied by a family bathroom. The second floor of the property hosts the principal bedroom suite, which features an en suite bathroom and an attached dressing room with an additional bedroom directly opposite which is currently used as a billiards room with wonderful views over the gardens and grounds.



**Approximate Gross Internal Floor Area
5025 sq ft / 466.9 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.

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





Gardens and grounds

The property is impeccably enhanced by its meticulously landscaped gardens. These grounds have been thoughtfully curated and maintained, boasting a charming stream that runs through the garden and is traversed by a wooden bridge leading to the walled vegetable garden and greenhouse. Positioned to the left of the garden, a covered outdoor dining area offers an ideal setting to enjoy meals while overlooking the expansive views of the rewilded land ahead.

The rich history and thoughtful layout of Pound Farm House converge to offer an inviting and comfortable country house, presenting a rare opportunity after decades of private ownership.





The Old Barn

The prominent highlight of this remarkable property resides in its predominantly single storey converted barn, which provides generously proportioned supplementary accommodations that have been meticulously designed. Originally serving as a former agricultural barn, the property has been meticulously revitalised by our clients, resulting in its current seamless functionality, ideal as substantial secondary accommodation or home office.

The ground floor of the barn encompasses an exceedingly spacious vaulted drawing room, with a central log burner that adds to its charm. Ascending via a spiral staircase leads to the bedroom area. Adjacent to the drawing room, on its left, lies a versatile family room and reception room, complete with an attached bathroom and cloakroom. This could easily become a principal bedroom. Continuing through the drawing room and towards the barn's right side, one encounters a well-appointed family bathroom. This is then followed by a dining room that seamlessly connects to a fully equipped farmhouse kitchen, complete with an electric AGA.

Across the courtyard area, directly facing the barn, there are several stables that are presently serving as storage facilities.





Approximate Gross Internal Floor Area
3818 sq ft / 354.7 sq m

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Services

We are advised by our clients that the property has mains water, electricity, oil heating and private drainage. The Old Barn has a heat pump.

Directions (Postcode GUI2 6EQ)

NB: Please note that Satellite Navigation can take you down a track rather than Pound Farm Lane

what3words: ///crisp.widen.depths

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Pound Farm House – Band H

The Old Barn – Band G

EPC Rating: Pound Farm House – H

The Old Barn – C



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 September 2023. Photographs and videos dated Spring/Summer 2022.
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