

Ponds House, Ponds Farm, Shere, Guildford, Surrey





A delightful house with a cottage, granary, former equestrian stabling, buildings and land in need of modernisation and refurbishment all in a magical setting to the south of Shere.

Summary of accommodation

Main House

Ground Floor: Porch | Dining hall | Sitting room
Drawing room | Breakfast room | Kitchen | Utility/boot room
Pantry | Cloakrooms

First Floor: Principal bedroom with en suite shower room
Three further bedrooms | Family bathroom

Second Floor: Bedroom five | Family bathroom

The Granary

Reception room/bedroom | Study | Kitchen | Bathroom

The Cottage

Entrance hall | Dining/living room | Kitchen
Two bedrooms | Shower room

Garden and Grounds

Two carports | Barn with tack room | Potting shed
Former stables

In all about 11.28 acres



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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.

Schools: Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, Peaslake Primary School, Duke of Kent School, Longacres School, Cranleigh Preparatory School, Cranleigh School, St Catherine's, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course, Cranleigh Golf and Country Club.

Distances

Guildford 5.8 miles

Central London 34 miles

Gomshall station 2.7 miles

A3 (Clandon southbound) 6.5 miles

A3 (Guildford northbound) 7.2 miles

M25 (Junction 10) 10.7 miles

Heathrow Airport 26 miles

Gatwick Airport 20.5 miles

(Distances and times approximate)



Ponds House

Ponds House is a fabulous family home, believed to date in part from the early 16th and 17th centuries, restored in the 20th century and is Listed Grade II. The house and buildings would all benefit from refurbishment and modernisation.

The house is approached via a substantial porch through the most amazing historic walnut front door into the generous dining hall with a wide archway to the sitting room with an open fireplace with brick hearth and sweeping staircase to one side. In addition, the house has a superb drawing room

with large recessed fireplace, breakfast room and substantial kitchen with four oven gas fired Aga beyond which is the utility and boot room as well as the pantry. On the first floor in addition to the principal bedroom with its incredible views over the property's own land and ensuite shower room are three further bedrooms and a family bathroom. On the second floor is a further bedroom and bathroom.

Attached to the utility room and forming part of the courtyard is a pair of garages.



Approximate Gross Internal Floor Area

Main House: 3,436 sq ft / 319.3 sq m

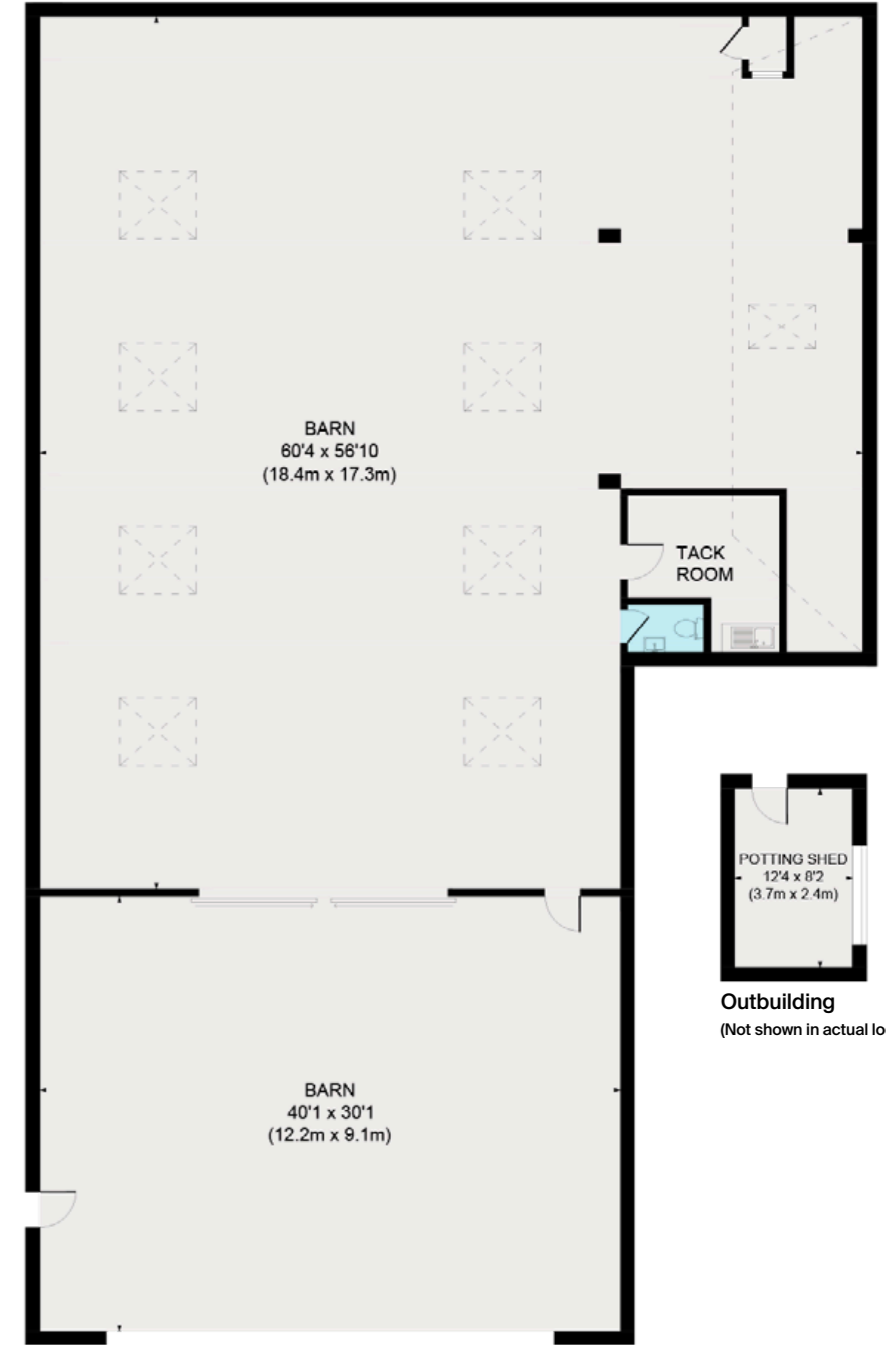
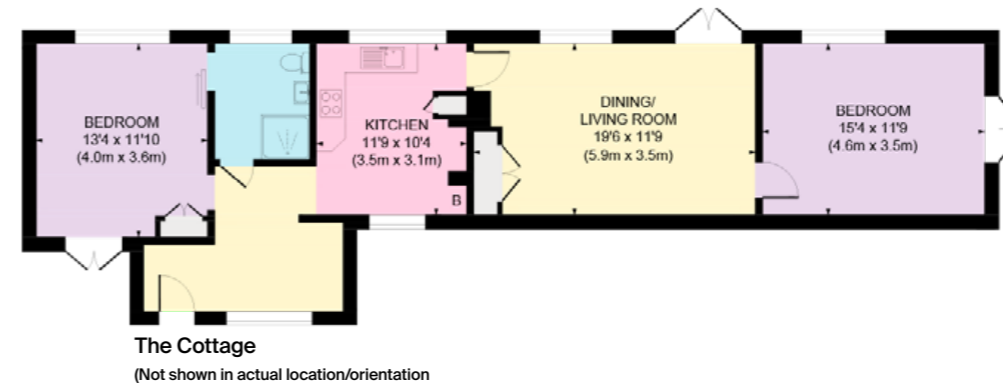
Carports: 321 sq ft / 29.9 sq m

The Granary: 441 sq ft / 41 sq m

The Cottage: 877 sq ft / 81 sq m

Outbuildings: 4,486 sq ft / 417 sq m

Total: 9,561 sq ft / 888 sq m





The Cottage



The Granary



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.

Farm and equestrian buildings

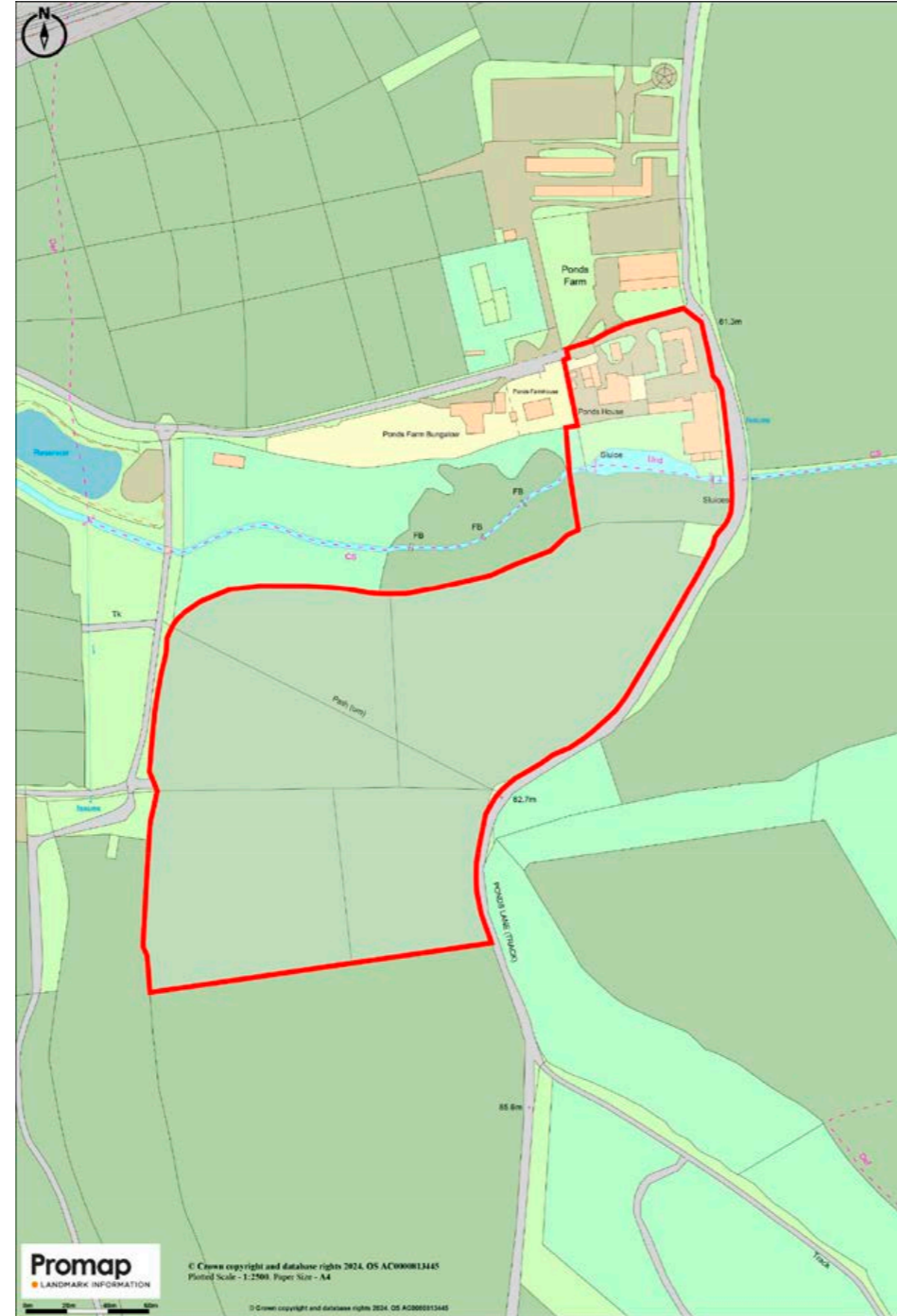
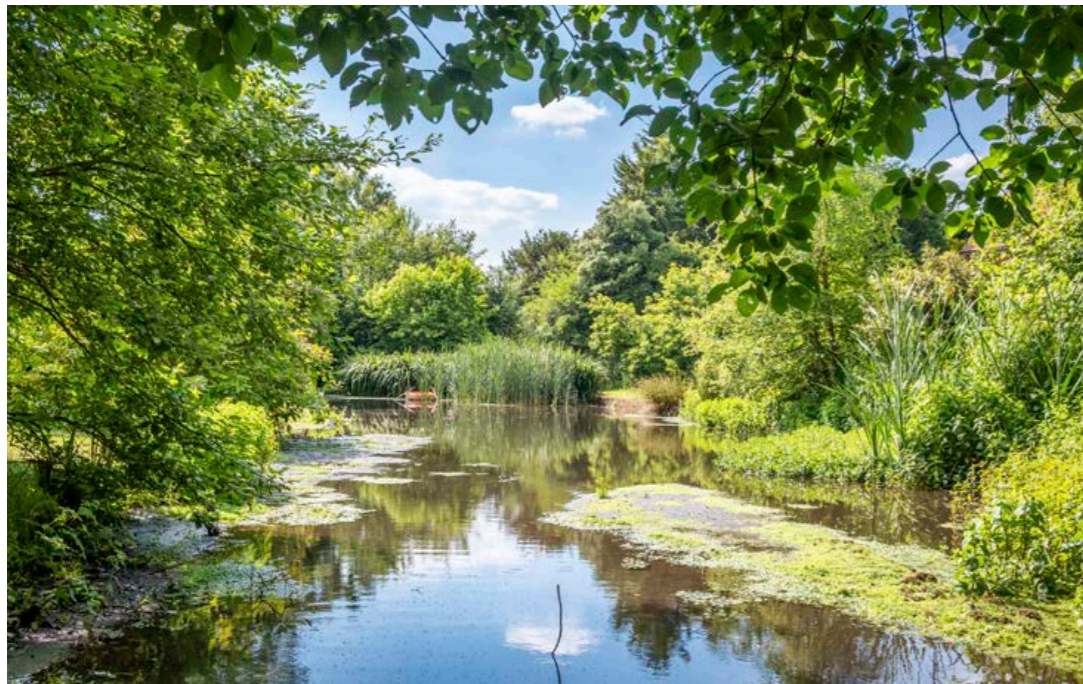
Beyond the courtyard to the east of the house is an equestrian yard comprising concrete hardstanding and former stable block with six boxes and a three bay badger barn which has recently been damaged by fire. Adjoining the Cottage is a portal frame barn with concrete walls.

Garden and grounds

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

Beyond the garden are a series of permanent pasture field enclosures, hedged, fenced and with the benefit of a private water supply.





Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, LPG heating and private drainage.

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

Energy Performance Certificate Rating: Band F

Postcode: GU5 9JL

What3words: ///producing.pouting.opens

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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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