

Willards Farm

Dunsfold, Godalming, Surrey





A charming country house dating from the 16th century, sympathetically refurbished and extended to create a modern yet intimate family home with a focus on renewable energy.

The small estate benefits from multiple dwellings, providing accommodation perfect for guests, staff or generating additional income.

Dunsfold 0.5 miles, Chiddingfold 4 miles, Godalming 6.5 miles, Guildford 11 miles, Heathrow 32 miles, Gatwick 26 miles
Farnborough Airport 21 miles, Central London 42 miles
(Distances and times approximate).


6


5


8

Summary of accommodation

Ground floor: Reception hall | Open-plan kitchen/dining room | Pantry | Music room | Study | WC | Snug | Drawing room

First floor: Principal bedroom with en suite | One further en suite bedroom | Four further bedrooms | ‘The Den’ | Family bathroom | Shower room | WC

Cellar: Media room | Shower room and sauna | Wine cellar | Laundry | Plant room | Utility room

Ancillary accommodation

Self-contained three bedroom annexe | Two bedroom cottage | Two one bedroom cottages

Outbuildings

Party barn | Agricultural store with solar panels | Apple store

Garden and Grounds

Outdoor swimming pool | All-weather tennis court | Pond | Vegetable garden with greenhouse | Apple orchard | Paddocks | Woodland | Stream

In all about 23.42 acres

Situation

Willards Farm occupies a rural position just outside the historic village of Dunsfold which features a picturesque green, church, cricket club, local pub and village shop.

Dunsfold is situated in The Weald, nestled between the North and South Downs and on the edge of the Surrey Hills Area of Outstanding Natural Beauty. The surrounding countryside in Surrey and West Sussex is amongst the most picturesque in the South East, offering excellent lifestyle opportunities. The area offers extensive networks of footpaths and bridleways, making it ideal for outdoor enthusiasts.

Slightly further afield, Chiddingfold is a charming village featuring several pubs, a well-regarded butcher, village shop and coffee shop. Godalming offers a broader selection of local amenities including a Waitrose supermarket and a train station, whilst the county town of Guildford has a cobbled high street with extensive shopping options, theatres, a cinema and train station.

Direct trains to London Waterloo run regularly from Godalming (approximately 48 minutes) and Guildford (around 35 minutes). The area is well-connected by major roads, with the A3 providing northbound access to the M25, London and southbound routes to the coast. Heathrow, Gatwick and Farnborough private airport are all easily accessed via the motorway network.

There is excellent schooling in the area, including Charterhouse, Bedales, Prior's Field, Cranleigh, St Catherine's, Guildford High School, Tormead, The Royal Grammar School, King Edward's, Aldro and St Hilary's.

Golf is available at Milford, West Surrey, Petworth Downs, Wildwood Golf and Country Club, Liphook, Cowdray Park and the West Sussex Golf Club at Pulborough. Horse racing is available at Goodwood and polo at Cowdray Park, Hurtwood Park and Guard's.



Willards Farm

Approached via discreet gates, opening onto a private drive which leads to the Grade II listed main house sitting at the heart of the property.

Occupying an elevated position in the rolling hills of the West Sussex-Surrey countryside, Willards Farm benefits from lovely far-reaching views to the west. The front door opens to a welcoming reception room, which branches off to the original wing of the house in one direction and the modern wing in the other. The modern wing comprises a fantastic open-plan family kitchen / dining room with pantry, fully equipped with Gaggenau appliances and handmade cabinetry, with double-height glass doors which run the length of the kitchen and open out to the garden. Adjacent is a wonderful music room, again with large dual-aspect windows out to the garden, a unique hand-carved fireplace and a mezzanine above. In the other direction, the old wing of the house comprises a study, WC, snug with gas fireplace and the original drawing room featuring a fireplace and traditional wooden beams, dating back to the 16th century.

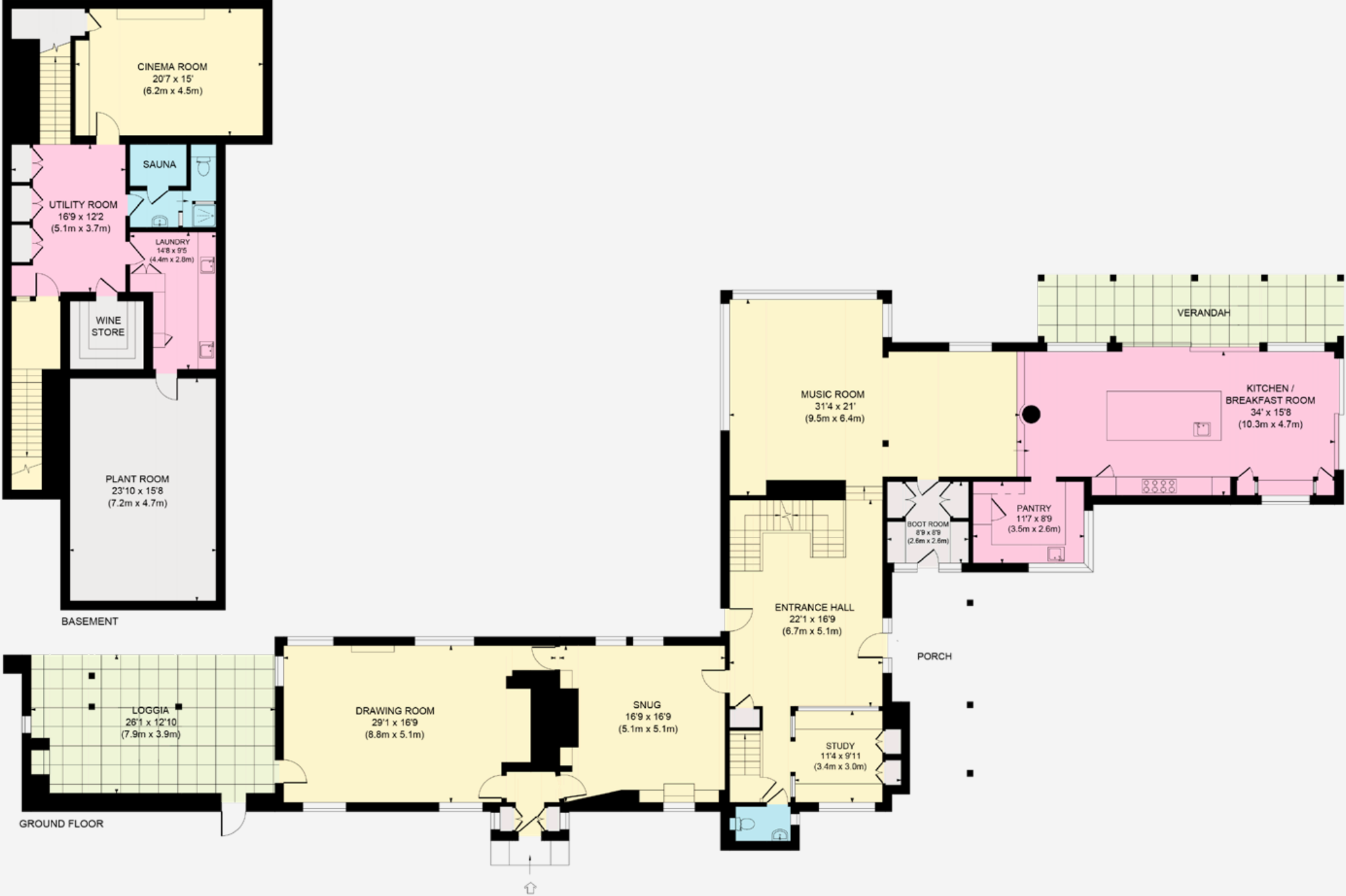
The newly installed cellar comprises a family media room, shower room and sauna, wine cellar, laundry area, plant room and central utility room, with staff access from outside via service steps.

Upstairs, both the principal bedroom and guest bedroom are well-sized with en suites, with four further bedrooms, a 'den' with starry ceiling and mezzanine, a family bathroom impressively constructed almost entirely from onyx, a shower room and WC.









Approximate Gross Internal Floor Area

6,532 sq.ft / 606.9 sq.m

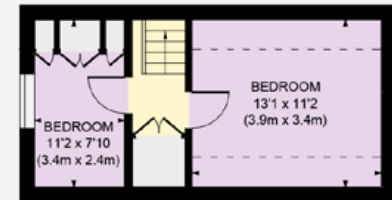
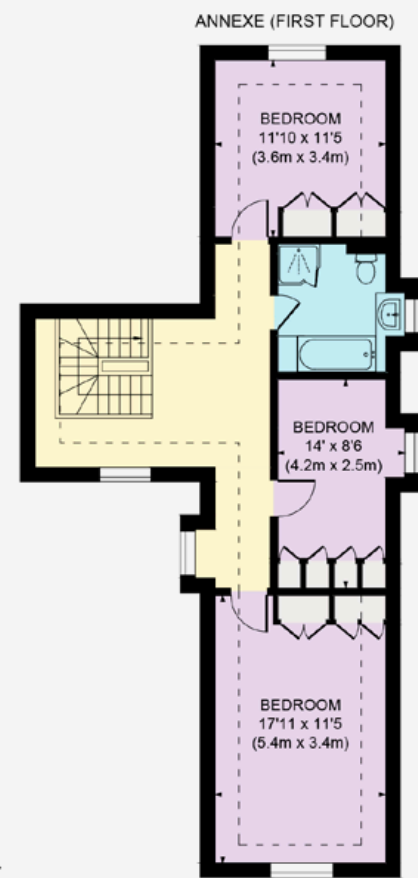
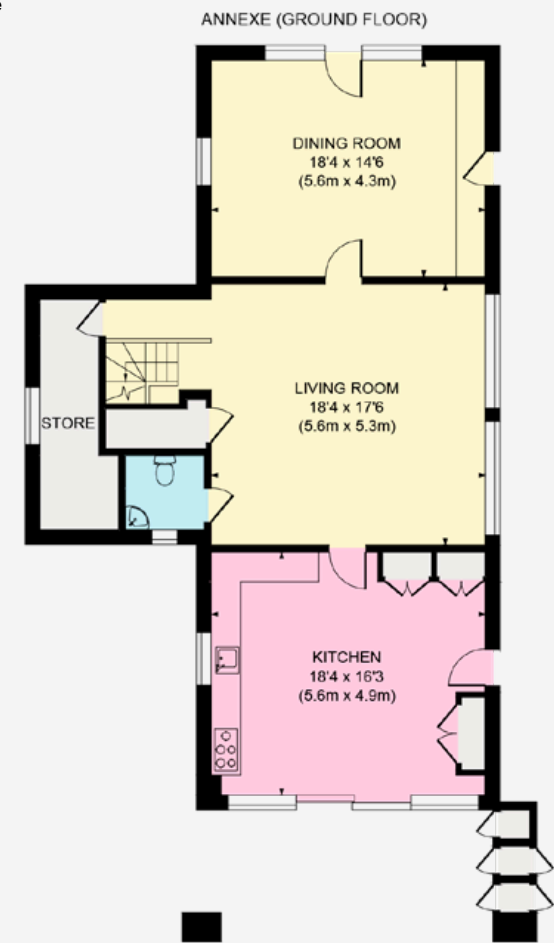
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



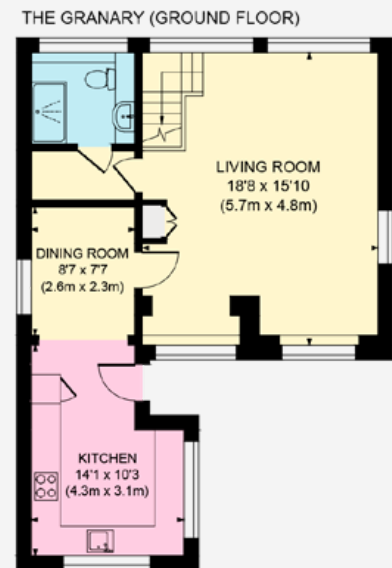
FLOOR PLANS

Approximate Gross Internal Floor Area
Annexe: 1,831 sq.ft / 170.11 sq m
The Granary: 842 sq.ft / 78.18 sq.m
Garden Cottage: 1884 sq.ft / 175.05 sq.m
Party Barn: 2472 sq.ft / 229.68 sq.m
Spitfire Barn: 680 sq.ft / 63.2 sq.m
Outbuildings: 301 sq.ft / 27.92 sq.m
Total: 8,010 sq.ft / 744.14 sq.m

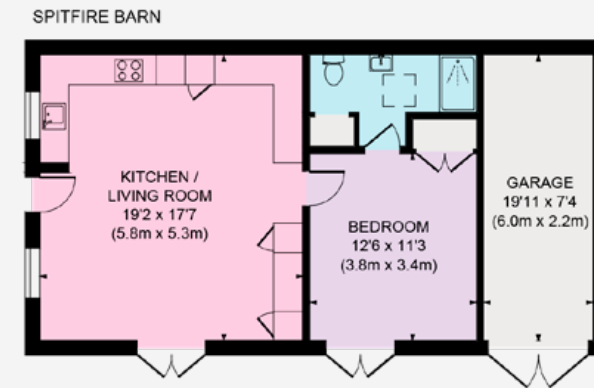
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



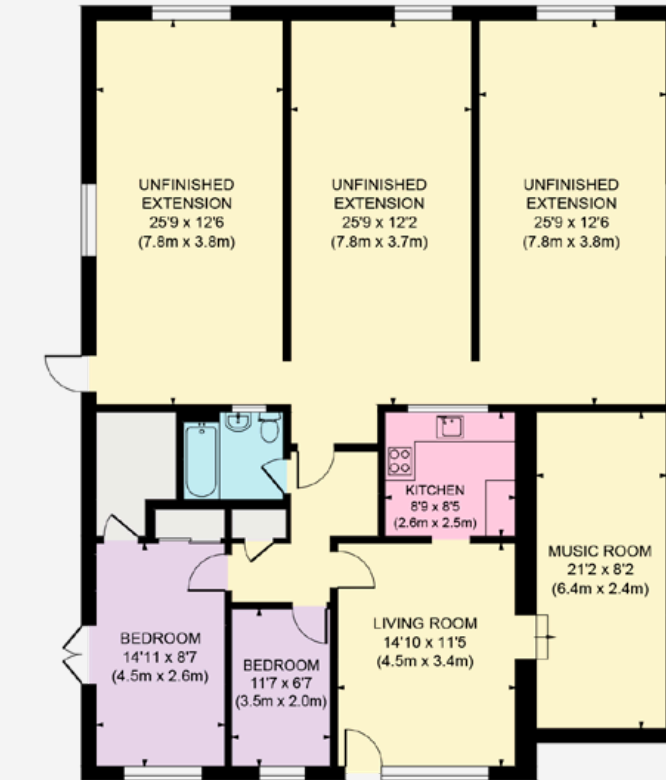
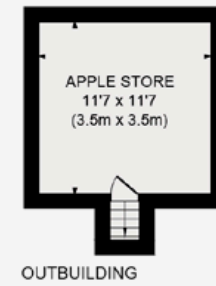
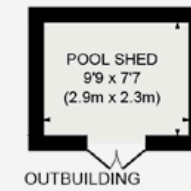
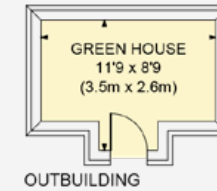
THE GRANARY (FIRST FLOOR)



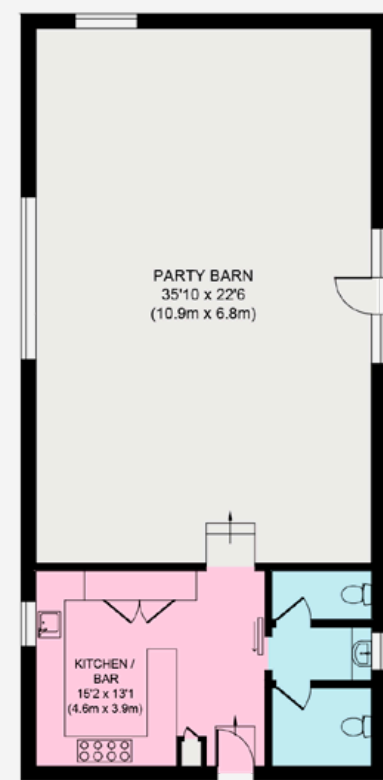
THE GRANARY (GROUND FLOOR)



SPITFIRE BARN



GARDEN COTTAGE



BARN

FLOOR PLANS



Gardens and grounds

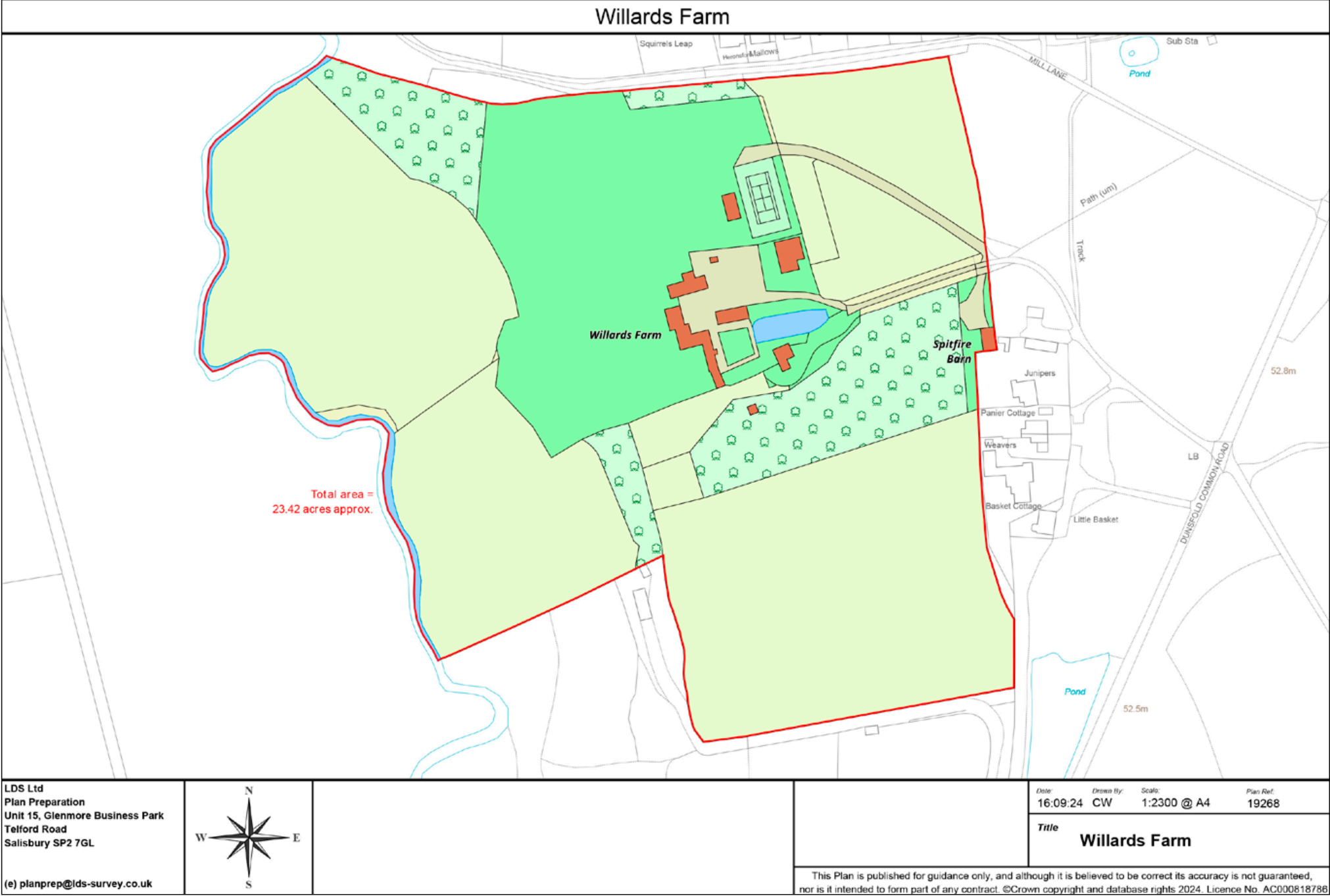
The house sits in about 23.42 acres of beautiful gardens and grounds. There is an all-weather tennis court and an outdoor swimming pool with a ‘Cornish rock pool’ design throughout and a spectacular pool slide (can be available via separate negotiation).

The grounds also include a large pond with a carefully manufactured flow system, a vegetable garden with raised beds, soft fruit cage and full-size greenhouse, and an expansive apple orchard with apple store. The remaining grounds are laid to paddocks and woodland, with a stream running along the western border.











Ancillary accommodation and outbuildings

The Barn: a historic old cart barn, now converted to a large party barn providing a fabulous open space for entertaining. Featuring traditional wooden beams, full-size glass doors on either side, a large light up disco ball, a fully equipped kitchen and two WCs.

The Byre: a newly built self-contained annexe to the house, completed to a very high standard. The ground floor comprises a family kitchen, downstairs WC, living room with two fantastic full length windows. First floor includes three bedrooms and a family bathroom.

Garden Cottage: a charming one bedroom cottage with kitchen/dining, study and bathroom. A large extension has been added to the rear of the cottage, with existing planning permission for substantial extension and refurbishment to a larger house.

The Granary: a cosy two bedroom cottage with kitchen/dining room, family living room and downstairs family bathroom. With lovely features including original structural stones, wooden beams, internal brick wall and attractive panelling.

Spitfire Barn: a quirky newly converted one bedroom barn conversion with open-plan kitchen/living area and large glass doors in both bedroom and living room.

Agricultural Store: large storage barn for machinery with solar panels on the roof, from which the electricity is used to power the ground source heat pumps.

Apple Store: shed for storing apples from the orchard.





Property Information

Method of Sale

The property is offered for sale freehold as a whole with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no footpaths on the property.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Fixtures and Fittings

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including fitted carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery. Some items may be available via separate negotiation.



Services

There is a vertical array of ground source heat pumps at the northern boundary of the property, facilitated by 11 boreholes, each 142m deep.

Main House: Ground floor is fully underfloor heating, first floor is heated by radiators for which the water comes from the ground-source heat pumps. There is a cupboard on the ground floor with systems for intruder alarm and fire alarm, which links to a sprinkler system throughout the house. The plant room in the basement contains all the water and electricity apparatus.

The Barn: Underfloor heating, ground-source heat pump.

The Byre: Ground source heat pump.

The Granary: Oil heating.

Spitfire Barn: double insulated and underfloor heating.

Agricultural Store: the electricity generated from the solar panels on the roof is used to power the ground source heat pumps and the electric car chargers.

Pool: Ground-source heat pump.

Private Drainage: 3 septic tanks with sewage treatment plants, each serving different areas.

EPCs

Willards Farm: C

The Granary: F

Spitfire Barn: D

Garden Cottage: F

The Byre: C

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

Local Authority

Waverley Borough Council

Council Tax

Main house and The Byre: H (on same council tax)

Spitfire Barn: D

Directions (GU8 4LB)

Take the A3 southbound from London and continue for approximately 25 miles. Take the exit towards Guildford/A322/Horsham/A281/Bagshot. Continue south through Guildford on the A281 for approximately 8.5 miles, then turn right onto Barriford Road. After 0.7 miles, turn right onto Dunsfold Road then take the left onto Dunsfold Common Road towards Dunsfold. Continue through the village past the green and take the second right to Willards Farm, accessed via its drive.

What3words

///welfare.rescuer.parading

Viewings

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



Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE

Country Department
55 Baker Street
London
W1U 8AN

Nigel Mitchell
01483 565 171
nigel.mitchell@knightfrank.com

James Crawford
020 7861 1065
james.crawford@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.