

Reel Hall

Shamley Green, Surrey





A superb Grade II listed country house **dating back to 1508**, set in 19.5 acres of beautiful parkland gardens and grounds.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Morning room | Dining room | Kitchen | Kitchen/dining room | Play room | Bar | Study | Utility room | Cellar | WC | Boiler room

First Floor: Principal bedroom with en suite bathroom, dressing room and large dressing room with bath. Bedroom with dressing area and en suite bathroom | Two further bedrooms on this floor with bathroom, separate WC and dressing room/linen store

Second Floor: There is a further bedroom and bathroom on the top floor as well as ample attic storage space

Secondary accommodation: There is a one bedroom annexe adjoining the study | Bedroom | Bathroom with separate WC | Store | Kitchen | Sitting/cinema room | Further WC

External: Garaging with WC | Tool shed | Store and potting shed | Store above

Greenhouses | Bike store | Oil store | Two stables with store and store above | Eight further stables with two tack rooms and further garaging

Tennis court | Courtyard

In all about 19.5 acres

Distances

Shamley Green 0.5 miles, Guildford 6 miles (London Waterloo from 36 minutes), Central London 36 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Julia Meadowcroft
020 7861 5390
julia.meadowcroft@knightfrank.com



Situation

Shamley Green is a highly desirable village with an excellent shop and post office; two public houses; café and a regular bus service to Guildford and Horsham. It surrounds a picturesque village green.

Shamley Green lies in the Surrey Hills, an Area of Outstanding Natural Beauty, providing wonderful opportunities for cycling, walking, riding and other country pursuits. The Yvonne Arnaud Theatre is around 5 miles away and the RHS at Wisley is around 12 miles. Polesden Lacey, Watts Gallery and Loseley House are all close by.

Amenities

Golf courses: Bramley; West Surrey; Woking; West Hill; Worplesdon; The Wisley; Guildford and many more

Racing: Goodwood; Sandown; Epsom; Kempton Park, and Goodwood

Polo: Cowdray Park and Hurtwood Park

Sailing: Frensham Ponds and Chichester Harbour





Schools

Wonersh and Shamley Green Infants

School (2 – 11)

Longacre, Shamley Green (2 – 11)

St Catherine's, Bramley

Aldro, Shackleford

Lanesborough, Guildford

Cranmore, West Horsley

St Teresa's, Effingham

St Hilary's, Godalming

Charterhouse, Godalming

Prior's Field, Godalming

St Catherine's, Bramley

Guildford High School

Tormead, Guildford

The Royal Grammar School, Guildford

Cranleigh

Godalming Sixth Form College

Reel Hall

Reel Hall has been dendrochronologically dated back to around 1508 when it was originally built as an open-hall house with large extensions around 30 years later. Fascinatingly there are documents to confirm a previous house existed on the site from as early as the 13th Century. The word Reel is derived from the Old English word rill meaning stream, this reflects the local waterway that runs through the grounds. It is understood that the house remained in the same family for at least eight generations until it was absorbed into the Woodhill estate in 1818 and later split up around 1972. The present owners have lived here for over thirty years.

Reel Hall showcases a harmonious blend of period features and contemporary enhancements. Original elements such as exposed beams, stone fireplaces, and leaded light windows are complemented by modern amenities, creating a comfortable and elegant living space.







Approximate Gross Internal Floor Area

Main House: 701.84 sq m / 7,554 sq ft

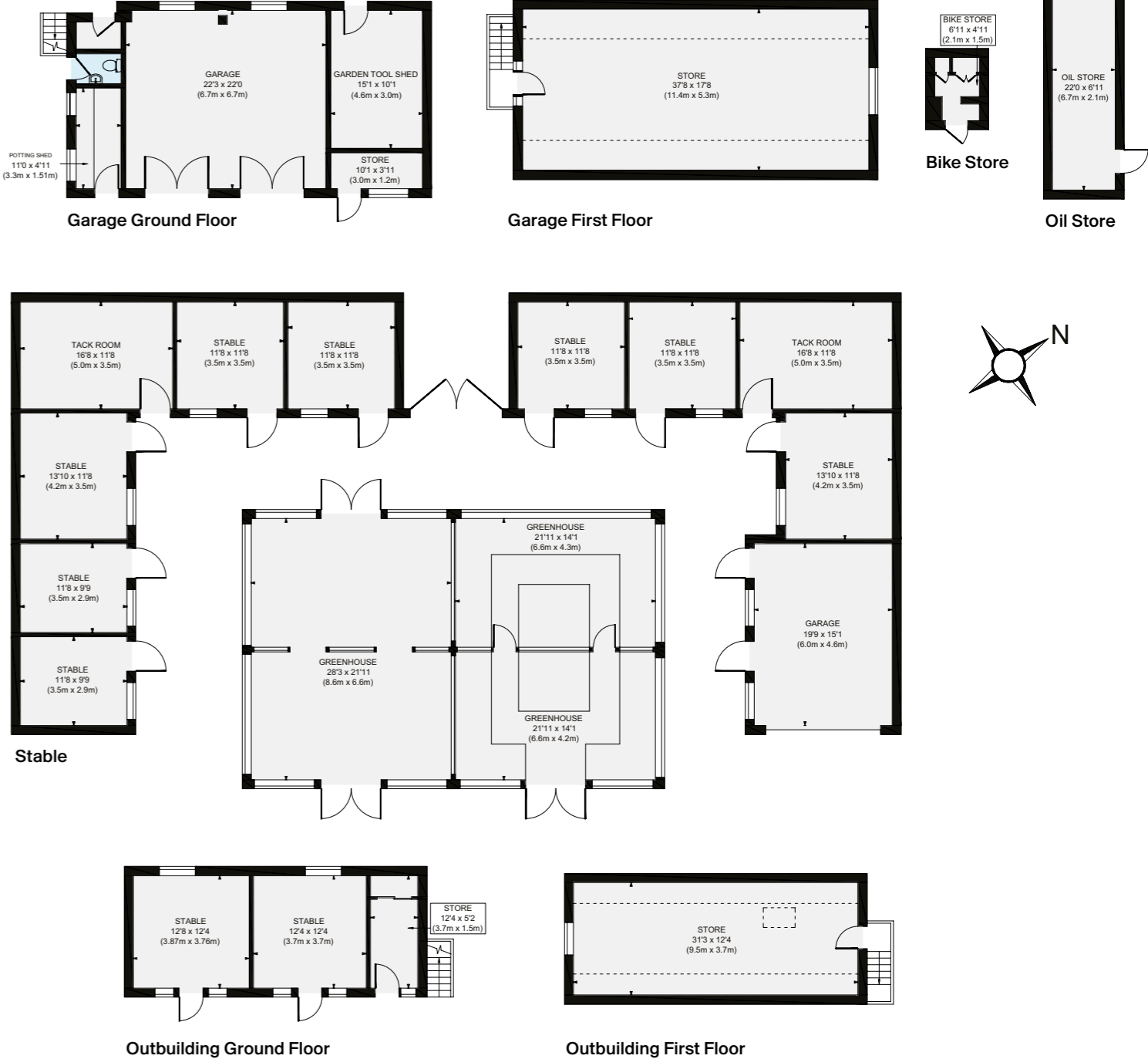
Garage: 135.90 sq m / 1,462 sq ft

Outbuildings: 206.71 sq m / 2,225 sq ft

Stable: 170.64 sq m / 1,836 sq ft

Total: 1,215.09 sq m / 13,077 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.



Gardens and Grounds

Set within 19.5 acres of breathtaking countryside, Reel Hall is a sanctuary of beauty, offering a harmonious blend of formal gardens, paddocks, and woodland. This enchanting estate is perfect for those who appreciate the great outdoors, providing a private and picturesque setting.



The beautifully landscaped gardens feature vibrant spring flowers that burst into colour at the beginning of the season. The extensive grounds also include paddock land, ideal for equestrian pursuits, alongside the stables which are positioned at the top of the land with an exquisite view of the surrounding countryside.



Services

We are advised by our clients that the property has mains water, electricity, mains drainage and oil fired central heating. There is private drainage for the gardeners toilet with a septic tank.

Directions

Postcode: GU5 0SP
What3words: ///spokes.earphones.caravans

Property information

Tenure: Freehold
Local Authority: Waverley Borough Council: 01483 523333
Council Tax: Band H
EPC Rating: F

Rights of Way

There are a number of properties who have rights of way across the driveway to access their own properties. The driveway is also a public footpath.



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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