

Rystead House

Chiddingfold, Surrey





A stunning period property set in approximately 3 acres located on the edge of the highly sought-after village of Chiddingfold. The separate granary is Grade II listed.

Witley 2.2 miles (London Waterloo from 54 mins), Haslemere 6 miles (London Waterloo from 59 mins), Godalming 7 miles (London Waterloo from 43 mins)

Guildford 12 miles (London Waterloo from 35 mins), London 43 miles Roads: A3 Milford 5.4 miles, M25 (Wisley Junction 10) 19.7 miles

Airports: London Heathrow 35.3 miles, London Gatwick 31.4 miles (Distances and times approximate)

(All distances and times are approximate)



6



4



5

Summary of accommodation

Ground Floor: Reception hall | Dining room | Study | Drawing room | Kitchen/breakfast room
Family room | Pantry | Utility | W/C

First Floor: Principal bedroom suite with dressing room and en suite | Bedroom with en suite shower room
Four further bedrooms | Two family bathrooms

Outbuildings: Greenhouse | The Granary | Barn for logs and machinery | Garaging

In all about 2.91 acres and 6,177 sq ft

Situation

Rystead House is positioned in a quiet, rural location on the edge of the popular village of Chiddingfold. Local amenities include two shops, a butcher and Boots pharmacy, two churches, a vet, medical centre, post office, primary school and several public houses all centred around the delightful village green.

Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities whilst the county town of Guildford is about 12 miles to the north. Communications in the area are extremely good with excellent road and rail connections all within easy reach.



The A3 is 15 minutes away by car and provides easy access to London to the north and the south coast and J10 of the M25 is approximately 20 miles away giving access to the national motorway network providing good access to London's international airports of Gatwick and Heathrow. The local mainline station is at Witley, a six minute drive away, offering a fast service to London Waterloo taking approximately 54 minutes.



The area has an excellent selection of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field at Godalming, Aldro at Shackleford and a number of other good private and state schools plus Guildford High School, Tormead and The Royal Grammar School in Guildford.



Sporting facilities include racing at Sandown, Epsom and Ascot.



Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well-known courses throughout the area including the West Surrey at Godalming, two good courses at Liphook and a local course at Chiddingfold. The surrounding area is renowned for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits.





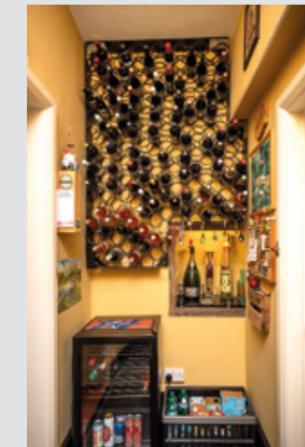
Rystead House

Rystead House is a charming detached house positioned on the edge of the popular village of Chiddingfold. The house is believed to have been built in the 13th century. It was originally built as a medieval hall house with a cross passage. The stunning fireplace in the hall is believed to date back to 1545. This substantial property spans 5,000 sq ft and features six bedrooms, making it ideal for a large family or those who enjoy spacious living.



The house is an example of classic architecture, with a red tiled roof and a timeless brick facade. The elegant design harmonizes with the surrounding woodland backdrop. The winding driveway adds to the property's charm.

Inside, the house offers a well-balanced layout with superb ceiling heights throughout. Large windows allow natural light to flood the space, enhancing the warm and inviting atmosphere.



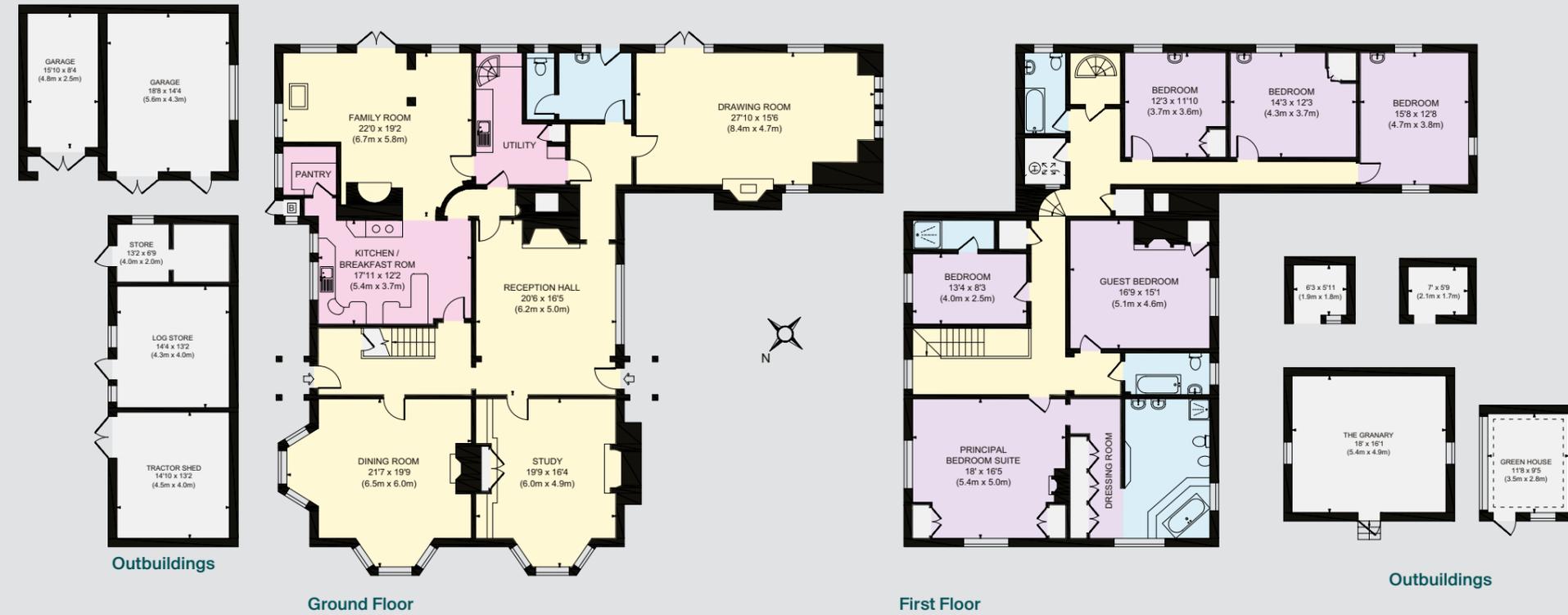


The principal bedroom suite is a standout feature, offering an en suite bathroom and ample closet space. The additional five bedrooms are also generously sized, providing plenty of room for family members or guests.



Approximate Gross Internal Floor Area
 Main House 4802 sq. ft / 446.11 sq. m
 Garage 413 sq. ft / 38.40 sq. m
 Outbuildings 962 sq. ft / 89.35 sq. m
 Total 6177 sq. ft / 573.86 sq. m

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



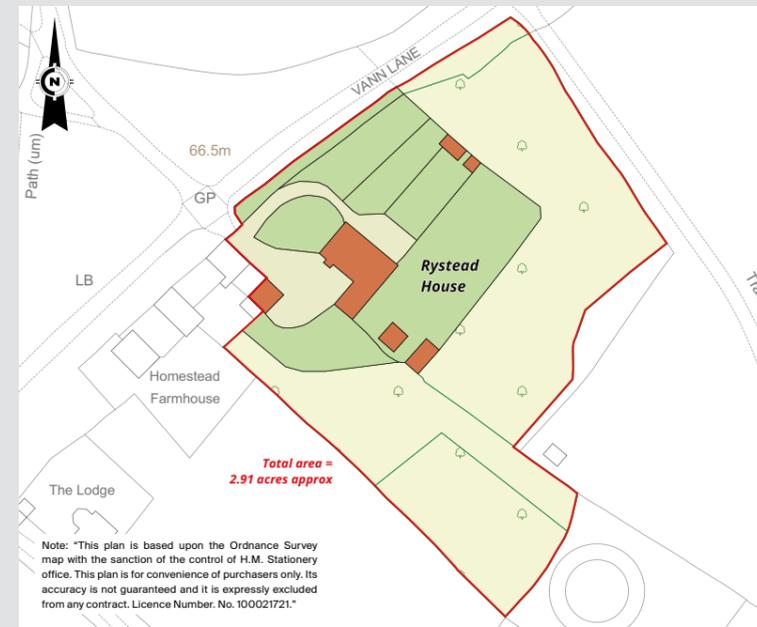
Gardens and grounds

Outside, the manicured lawns and greenery create a picturesque setting. The garden offers various areas to unwind and enjoy the outdoors, from the sunny patios to the shaded spots under the mature trees.

The stunning granary is Grade II listed and there is a further substantial barn which is used for machinery and a large log store. There is a spacious garage positioned on the driveway and is currently used as a workshop. Located off the rear of the house is a beautiful partially walled garden with a Victorian greenhouse at the end, ideal for garden enthusiasts.



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.



Property Information

Services

Our clients informed us that the property has mains water, electricity, oil fired central heating and private drainage

Local Authority

Waverley Borough Council: 01483 523333

Council Tax

Band H

EPC Rating

E

Directions

Postcode: GU8 4XS

What3words: ///shallower.grins.twitchy

Viewing

Viewing by prior appointment only with the agents Knight Frank.





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