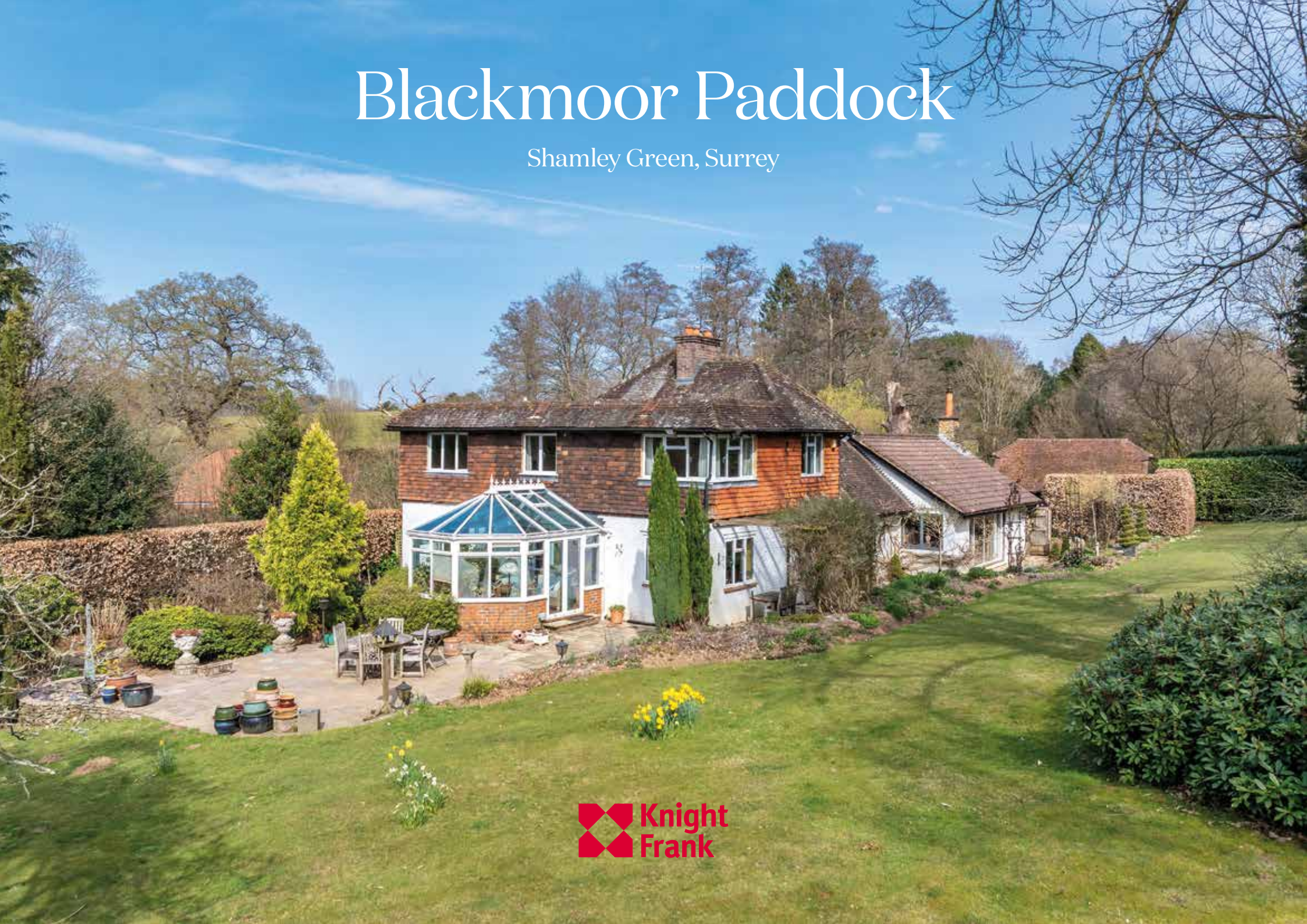


Blackmoor Paddock

Shamley Green, Surrey





Wonderfully situated, on a quiet lane and on the edge of Shamley Green.

Towns: Shamley Green 1.4 miles, Wonersh 1.8 miles, Bramley 2.5 miles
Train stations: Chilworth station 2 miles (London Waterloo from 45 minutes) Guildford station 8.2 miles (London Waterloo from 33 mins)
Godalming station 8.9 miles (London Waterloo from 39 minutes)
Roads: A3 West Clandon 9 miles, M25 (Wisley Junction 10) 13.4 miles
Airports: London Heathrow 27.6 miles, London Gatwick 24.4 miles
(All distances and times are approximate)


4


2


3

Summary of accommodation

Reception hall | Drawing room | Dining room | Snug | Study | Kitchen/breakfast room | Utility room | Conservatory | Shower room | Cloakroom

Principal bedroom with en suite | Three further bedrooms | Family bathroom | Separate shower

Double garage | Barn | Shed | Workshop | Greenhouse

Stable yard with four boxes | Sand school arena | Paddocks | Garden and grounds

In all about 5.4 acres

Situation

Blackmoor Paddock on Green Lane in Shamley Green offers an ideal combination of peace and convenience. Located in the charming village of Shamley Green, with two popular pubs and village shop just a short stroll away, the property provides a tranquil setting while still being within easy reach of Guildford's amenities.

For families, the renowned Longacre School and The Wonersh & Shamley Green Primary School are conveniently located, offering excellent educational opportunities. Additionally, the mainline station at Guildford is approximately 5 miles away, providing direct connections to London Waterloo, ideal for commuters.

Nature enthusiasts will appreciate the proximity to the Surrey Hills Area of Outstanding Natural Beauty, perfect for walks, outdoor activities and equestrian pursuits. For daily conveniences, the village stores and local pubs are within 0.5 miles.

The nearby town of Cranleigh, 4 miles away, offers a wider range of shops, restaurants, and a vibrant high street, catering to all your needs. Guildford town centre is also within 6 miles, providing an extensive selection of shopping, dining, and entertainment options.

The property is also well-connected by road, with the A3 and M25 easily accessible, ensuring smooth travel to London, Heathrow, and Gatwick airports.



Blackmoor Paddock

Located in the charming village of Shamley Green, this 3,200 sq ft detached house has been well-maintained during our client's ownership yet provides the incoming purchaser with a wonderful opportunity to upgrade and extend further, subject to planning permission. Blackmoor Paddock is wonderfully situated in an extremely quiet position, on a no-through road, and on the edge of Shamley Green.

The ground floor features a spacious living room with a feature fireplace, a dining room perfect for family gatherings, and a well-equipped kitchen with an AGA, separate gas cooker, electric ovens and central island. It also includes a practical utility room, a pantry, and a cozy snug with garden views. A conservatory leads to the patio and well-kept gardens, while the impressive drawing room enjoys a vaulted ceiling, a log-burning stove, and exposed stonework.





Upstairs are four double bedrooms, including a principal bedroom with a very large ensuite bathroom, plus an additional bathroom and separate shower room. The ensuite could be reconfigured to create a second ensuite for the second bedroom. This spacious and versatile property offers both comfortable family living and beautiful outdoor spaces.



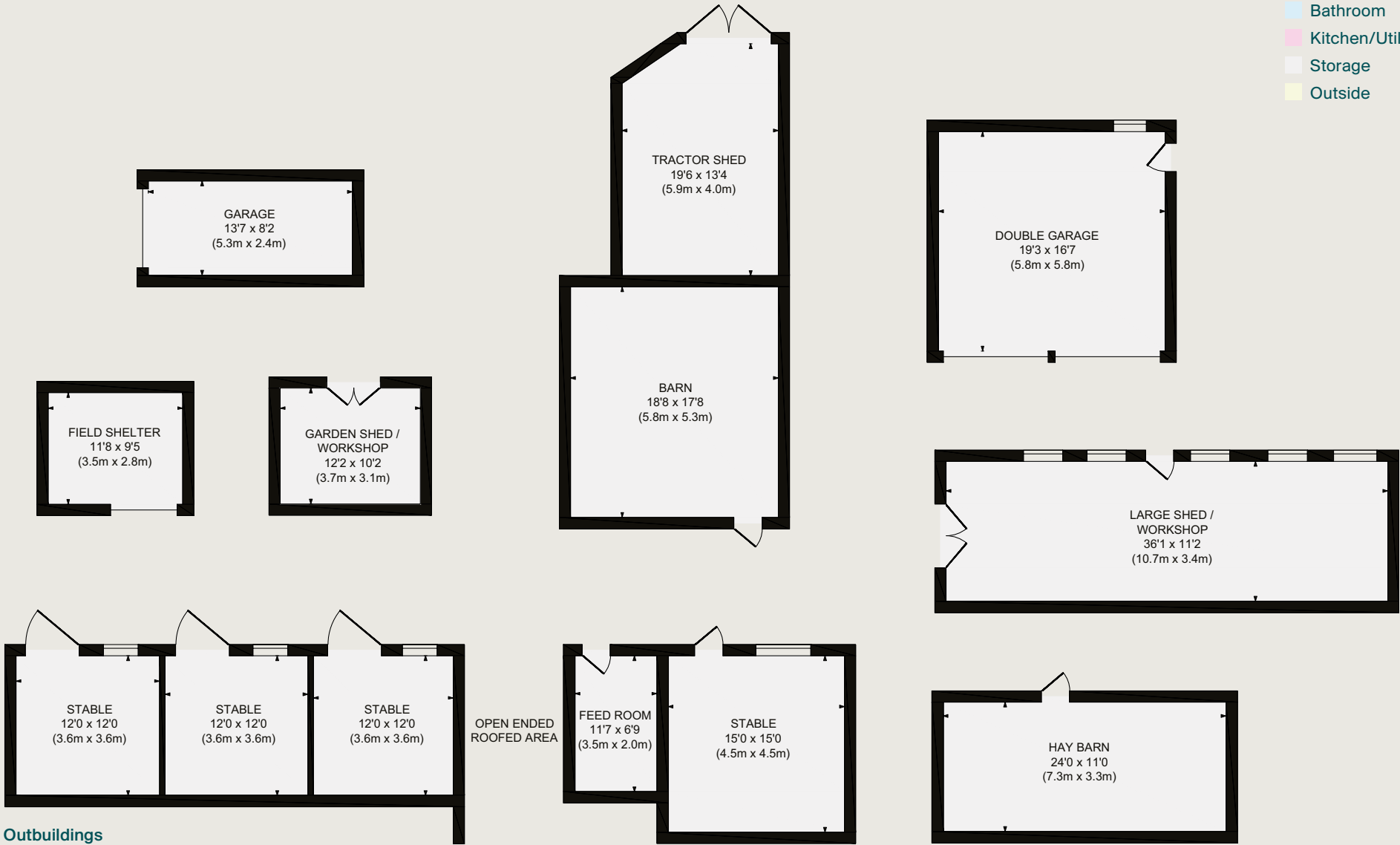
FLOOR PLAN

Main House 3199 sq. ft / 297.20 sq. m
Garages 504 sq. ft / 46.80 sq. m
Outbuildings 2260 sq. ft / 209.90 sq. m
Total 5963 sq. ft / 553.90 sq. m



FLOOR PLAN

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



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.



Garden and grounds

Outside, the property sits on a generous plot of around 5.4 acres with a beautifully landscaped garden. The south-facing rear garden is a standout feature, offering a serene space for relaxation and outdoor entertaining. There is also a large patio area and a well-maintained lawn.

The property is ideal for equestrian use, offering a well-kept stable yard with four boxes, a feed store, and a steel-framed hay barn. It also includes a 60m x 20m mirrored arena with an Andrews Bowen surface. The land is divided into paddocks with post and rail fencing, allowing year-round turnout on sandy soil. The hacking is superb, with direct access to Blackheath, offering year-round dry sandy tracks and paths that lead into the stunning Surrey Hills.

The property includes several large outbuildings surrounded by mature greenery. These consist of a barn with a rear storage area, a shed/workshop, two garages with electricity, a garden shed/workshop, and a greenhouse. The double garage with electric doors is at the front, providing secure parking and extra storage.







Property Information

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

Local Authority
Waverley Borough Council - 01483 523333

Tenure
Freehold

Council Tax
Band H

EPC Rating
F

Directions (Postcode: GU5 0RD)
To get from Guildford to Blackmoor Paddock in Shamley Green (GU5 0RD), start by heading south on the A281 (Shalford Road). Follow the A281 through Shalford and at the roundabout take the left turn on to the A248 towards Shamley Green. After about 1 mile, the A248 turns left; here continue straight on the B2128 through Wonersh until you reach Shamley Green. At the crossroads at the entrance to the village, turn left on to Northcote Lane. After about 1 mile turn right on to Green Lane. Blackmoor Paddock is the second property on the left. It's a short, scenic drive of about 15-20 minutes from Guildford.

What3words
///spare.thirsty.cheetahs

Viewings
Viewing is strictly by appointment through Knight Frank.



Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

Morten Boardman

01483 617930

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