

Manor Farm House

Wanborough, Guildford, Surrey





An attractive four bedroom family house in the heart of this historic hamlet.

Guildford 5.3 miles, Godalming 5.1 miles, Farnham 7.3 miles, Central London 35.7 miles, A31 0.5 miles, A3 2 miles, M25 (junction 10) 12.4 miles
Wanborough Station 1.2 miles (London Waterloo from 52 mins), Guildford Mainline 4.5 miles (London Waterloo from 35 mins)
Woking 12.6 miles (London Waterloo from 23 mins), London Heathrow 28 miles, London Gatwick 39.7 miles
(All distances and times are approximate)


4


2


4

Summary of accommodation

Hall | Kitchen/breakfast room with AGA | Dining hall | Drawing room | Vaulted sitting room | Family room | Utility room | Cloakroom

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

Detached outbuilding with double garage and adjoining store with log store

Extensive country garden with light woodland and paddock

Detached studio | Field shelter

In all about 4.556 acres

Main house approximately 2,568 sq ft
Outbuildings approximately 817 sq ft

Situation

Manor Farm House is situated in what can only be described as an archetypal English country hamlet, with a church dating back to the 13th century, a 15th century manor house and the Great Barn surrounded by open arable land, yet easily accessible to Guildford. Manor Farm House is set right in the heart of Wanborough opposite the church and enjoys being both rural and private but not isolated.

Families will appreciate the proximity to excellent educational institutions. The Royal Grammar School is located approximately 4 miles away in Guildford along with Guildford High School, Country and George Abbot.

Transport links are convenient with Wanborough Station approximately 1.2 miles from the house with more frequent services to London Waterloo from Guildford and Woking. The A3 is accessible, via the A31, providing a direct route to London and the south coast.

Manor Farm House offers the perfect blend of rural tranquillity and accessibility, making it an ideal location for those seeking a peaceful countryside lifestyle without sacrificing modern conveniences.





Manor Farm House

Manor Farm House is a comfortable family house with masses of natural light and an extensive flow of good sized ground floor rooms including a drawing room with wood burner, a vaulted sitting room with wood burner plus a family room and dining room extending in total to nearly 34 ft. The kitchen/breakfast room has a range of oak units and a blue AGA Total Control.

Upstairs there are four double bedrooms, the principal bedroom having an en suite shower room, and a family bathroom.

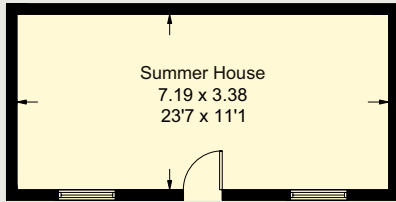
Most of the key rooms face south west therefore affording lovely views over the gardens.



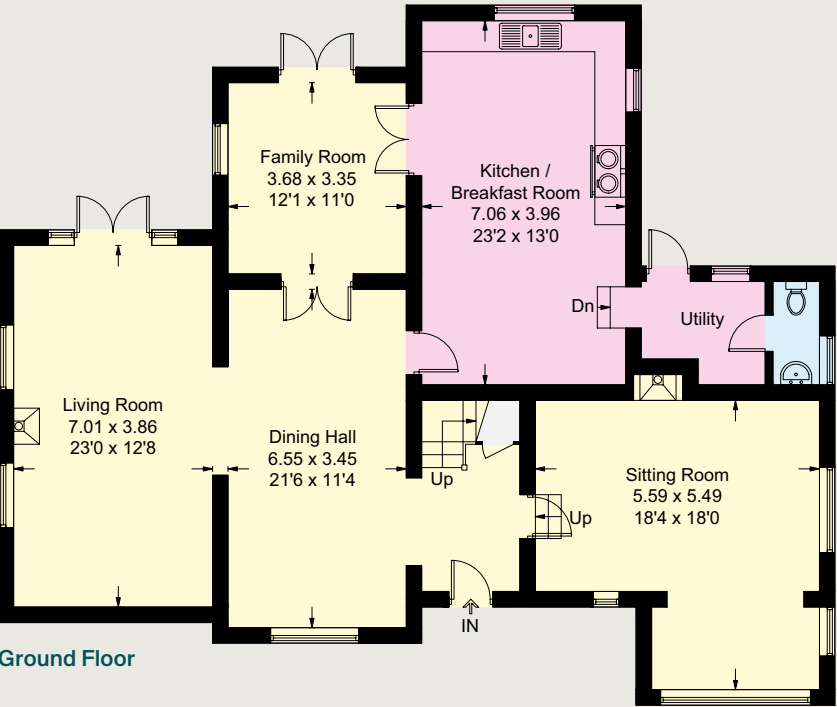


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

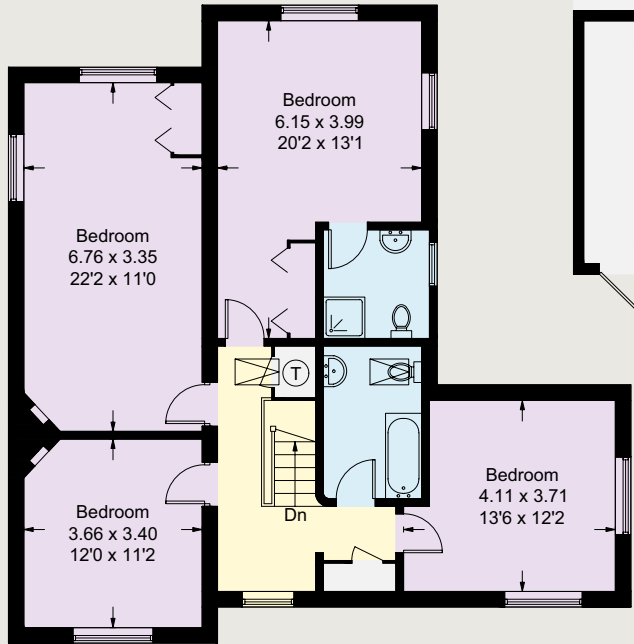
Approximate Gross Internal Floor Area
= 238.6 sq m / 2568 sq ft
Garage / Outbuildings = 75.9 sq m / 817 sq ft
Total = 314.5 sq m / 3385 sq ft



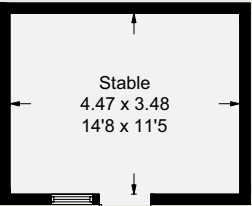
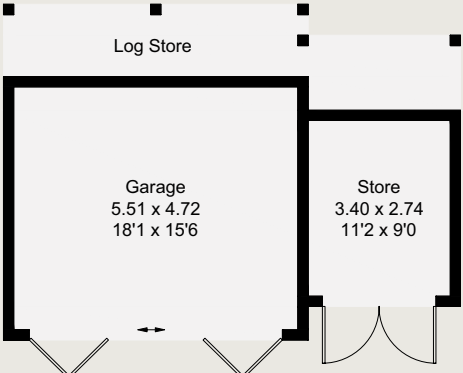
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

The grounds are an exemplary feature and greatly complement the property as a whole. Manor Farm House is approached from the centre of the hamlet through a five bar gate into a gravel driveway with plenty of parking in front of the garage block. Formal and informal gardens surround the property and have been laid to lawn with interspersed well stocked borders. Very much laid out in the style of a traditional English country garden, there is a Southwest-facing terrace running along the back of the house whilst the back wall of the house has beautiful roses growing up it. Near the house is the studio which could be adapted for multiple uses (subject to planning). There is also a greenhouse adjoining a productive kitchen garden with raised beds. Further from the house are wild flower areas, specimen deciduous trees and paddock land.



Property Information

Services

We are advised by our clients that the property has mains electricity, water, gas central heating and drainage. Fibre to the Premises (FTTP)

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band F

EPC Rating

D

Directions (GU3 2JR): Please note the postcode is for the whole of the hamlet so follow the directions From London take the A3 southbound to Guildford, bypassing the town and fork left onto the A31 (Hogs Back – signposted Farnham). Proceed along the Hogs Back for approximately 2 miles and take the left-hand turning, signposted to Puttenham, Wanborough and Compton. At the T-junction on Puttenham Hill turn right and then take the next left, signposted to Wanborough (Wanborough Hill). Follow the road to the bottom of the hill and take the next right turn on the bend, signposted to the Great Barn into an unmade road which leads into the hamlet. Follow the unmade road past the Great Barn and Manor Farm House will be found on the right hand side.

What3words: ///count.voted.decoding

Viewing

Viewing is strictly by appointment through Knight Frank.





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