



Cox's Farm


Blanchards Hill, Sutton Green, Guildford, Surrey





An outstanding Grade II listed country property with 23.5 acres, extensive stabling, substantial outbuildings and secondary accommodation yet 3 miles from Guildford High Street, creating the perfect small estate.

Worplesdon Station 1.4 miles (from 31 minutes to London Waterloo), Woking Station 3.5 miles (from 24 minutes to London Waterloo)
Guildford Station 3.7 miles, Central London 31.2 miles via the A3
(All distances and times are approximate)


		
5	3	4


Summary of accommodation


- Double height reception hall | Sitting room | Home office/study | Kitchen leading to oak framed vaulted dining/breakfast room | Utility room | Vaulted garden room | Cloakroom
- Principal bedroom with dressing area and en suite bathroom | Four further bedrooms | Two bath/shower rooms (one en suite)
- Annexe with kitchenette and shower room
- Substantial barn ideal for garaging/storage and workshop
- Nine stables | Floodlit manège | Hay barn | Tack room | Tractor shed
- Stunning gardens | Grounds | Paddocks | Woodland
- In all about 23.5 acres | Total square footage: 7533 sq ft


Situation

Cox's Farm enjoys a unique, tranquil and private setting just to the north of Guildford. With direct hacking onto Whitmoor Common from the grounds, this property offers country life without being isolated. Sutton Green lies midway between Woking and Guildford and is a small village with a farm shop, pub, golf club and garage and offers that much sought-after and perfect compromise between rural living and quick access into London.

 Nearby Woking and Guildford offer a comprehensive range of shopping, recreational and educational facilities as well as mainline stations to London Waterloo, from nearby Worplesdon as well as Guildford and Woking.

 Schools in the area are first class, including Hoe Bridge and Halstead in Woking, The Royal Grammar School and High School in Guildford as well as Charterhouse in Godalming, and Cranleigh School amongst many others.

 Communications are excellent with the nearby A3 providing quick access to the M25, Heathrow and Gatwick Airports, London and the South Coast.

 There are also a wide range of sporting facilities locally, including walking, cycling and riding in the surrounding countryside directly from the property and along the River Wey. There are a number of golf courses in the area, including Sutton Green, Woking, Worplesdon, West Hill and Wisley.

Cox's Farm

It is understood that Cox's Farm dates from the 16th century and subsequently heavily extended over the centuries including a recent extension by the current vendors offering wonderful light and bright rooms including a superb, vaulted family room with bedroom suite above.



Aside from the main house, there is a very useful annexe across the drive offering ancillary accommodation ideal for a groom, staff or guests.

The house is approached from Blanchards Hill through electric wooden gates down a long tree lined carriage drive passing open paddocks and culminating in a turning circle with large parking area in front of the house and annexe.

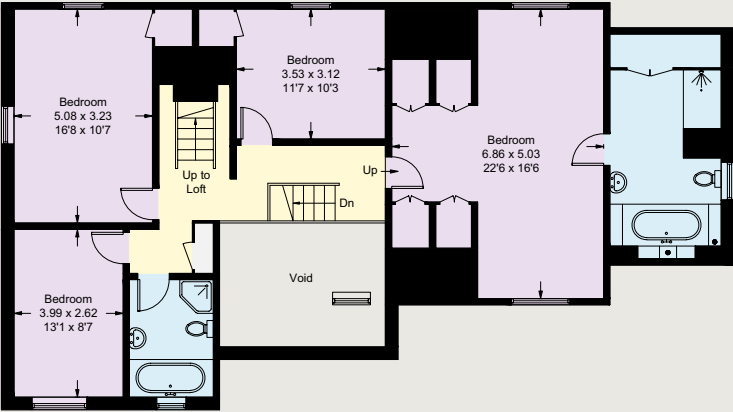
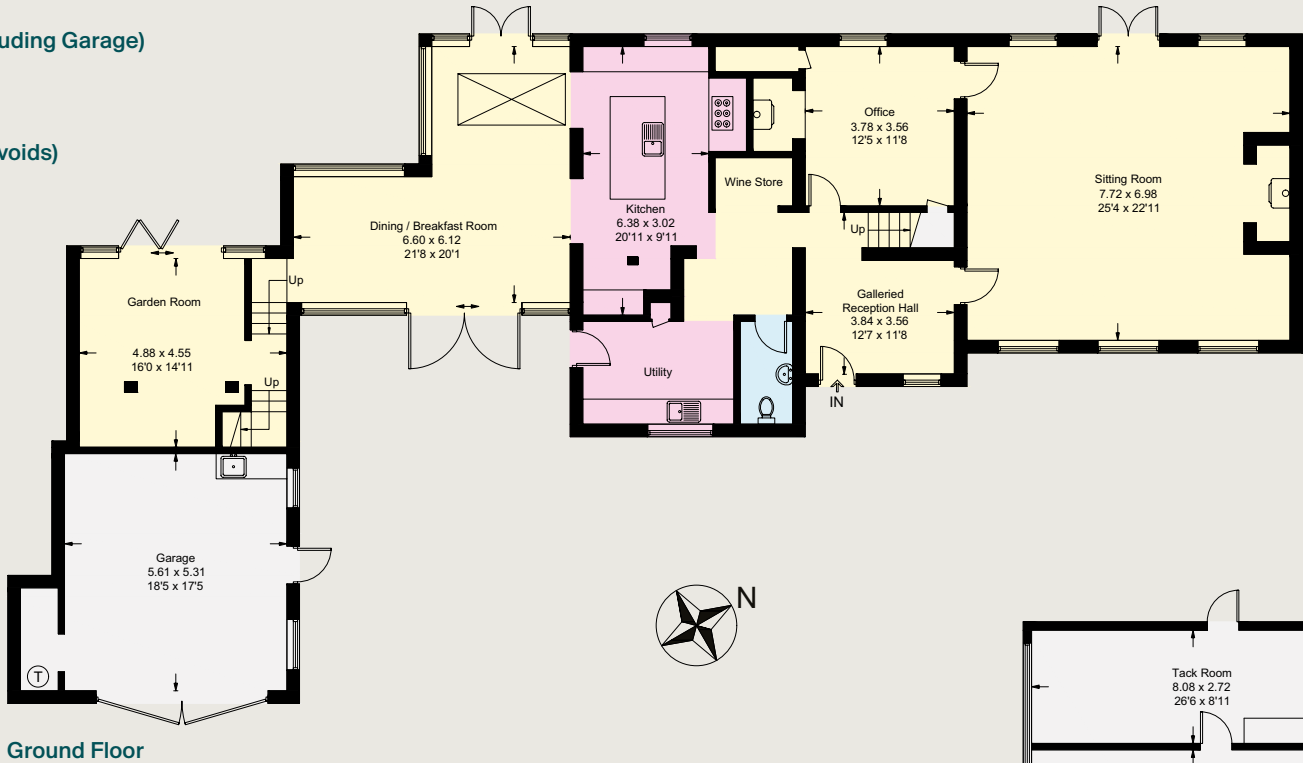
Our clients have owned the property since 2004 during which time they have carried out a sensitive program of refurbishment and extensions to both the accommodation and equestrian facilities to provide what can only be described as a perfect small country estate, ideal for families wanting country life yet with all the convenience expected for day to day living.





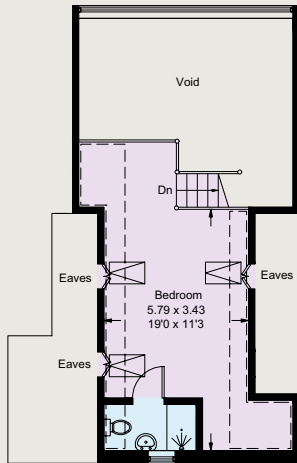
FLOOR PLAN

Approximate Gross Internal Floor Area
Main House = 361.2 sq m / 3888 sq ft (Including Garage)
Annexe = 51.7 sq m / 556 sq ft
Outbuildings = 273.6 sq m / 2945 sq ft
Total = 686.5 sq m / 7389 sq ft (Excluding voids)

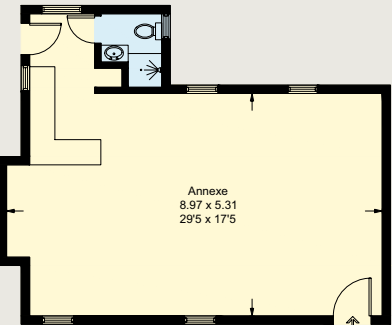


First Floor

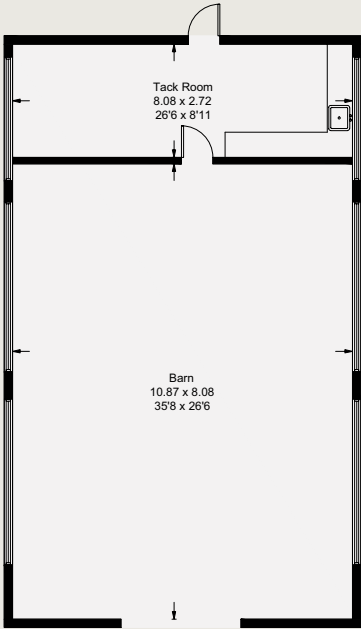
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor

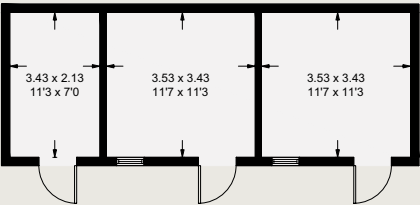


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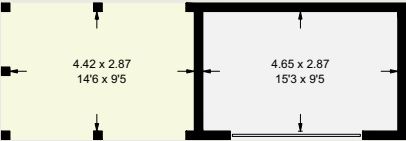


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Stable

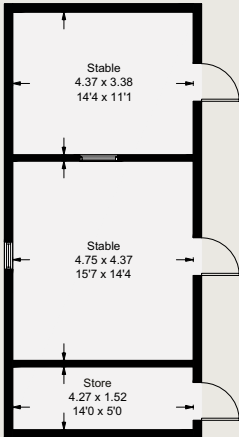


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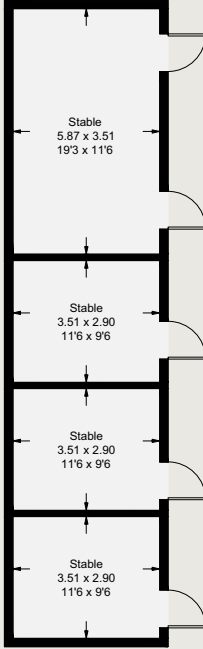


Tractor Shed

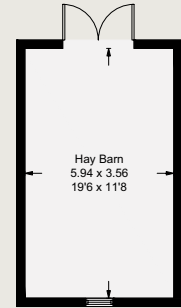
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

BEDROOMS









Property Information

Services: Mains water, electricity, drainage, oil fire heating, fibre optic broadband and EV charging point.

Tenure: Freehold

Local Authority: Woking Borough Council

Council Tax: Band H

EPC Rating: E

Viewings: Viewing is strictly by appointment through Knight Frank.





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