

THE GREAT BARN

Shackleford, Godalming, Surrey



A WONDERFUL ATTACHED BARN CONVERSION IN THE HEART OF SHACKLEFORD

Summary of accommodation

Reception hall | Kitchen/breakfast/dining room | Utility | Cloakroom | Extensive part double height sitting room

Family room | Home office/study

Principal bedroom en suite bathroom | Three further en suite bedrooms

Car port with extensive store

Beautifully planted courtyard gardens

Distances: Shackleford Village Shop & Post Office 0.2 miles, Godalming 3.9 miles, Guildford 6 miles

Farnham 7 miles, Haslemere 10.8 miles, Central London 36 miles

Airports: London Heathrow 30 miles, London Gatwick 39 miles

(All distances and times are approximate)



SHACKLEFORD

Surrounded by unspoilt country and home of the Rosemead Angus Herd, Shackleford is one of Surrey's most highly coveted villages, which offers residents an idyllic blend of rural charm and modern convenience.

The village boasts good local amenities including an excellent post office/store and a welcoming public house, the Cyder House Inn, enhancing the community's appeal.

The Great Barn sits in the centre of the village within a wonderful development of ten private homes created from a former model dairy designed by Sir Edwin Lutyens.

Aside from nearby Aldro, Shackleford is strategically positioned near distinguished schools including Charterhouse, Priors Field and Edgeborough.



THE GREAT BARN

Located in the village of Shackleford, The Great Barn is a thoughtfully converted barn that offers a blend of traditional character and modern functionality. Extending to approximately 2,786 sq ft, the property features exposed timber beams, generous living spaces, and a layout that reflects its heritage while accommodating contemporary living.

Set back from the road, the property benefits from a private setting with landscaped courtyards and mature planting. Large glass doors and dark timber cladding give the building a distinctive yet understated aesthetic, connecting the interior with its natural surroundings.

The main living area is designed to be flexible, with floor-to-ceiling windows providing ample daylight and views of the grounds. The space supports both informal family use and more formal entertaining.

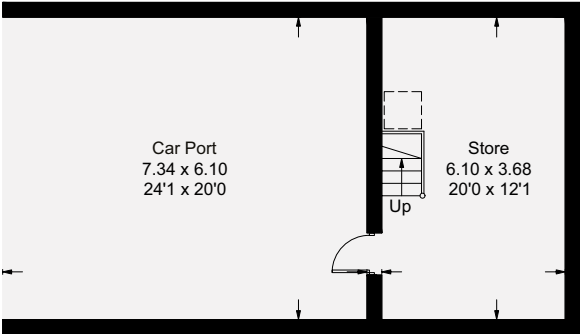
The open-plan kitchen and dining area combine original features with modern fittings, enhanced by natural light from extensive glazing. The first floor consists of a principal en suite bedroom with three further suites.

Additional features include a timber-framed carport with extensive storage, offering both practicality and visual appeal. The Great Barn is well suited to buyers seeking a comfortable, well-appointed home in a quiet yet accessible rural location.



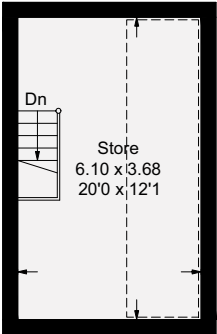
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

 = Reduced headroom below 1.5m / 5'0

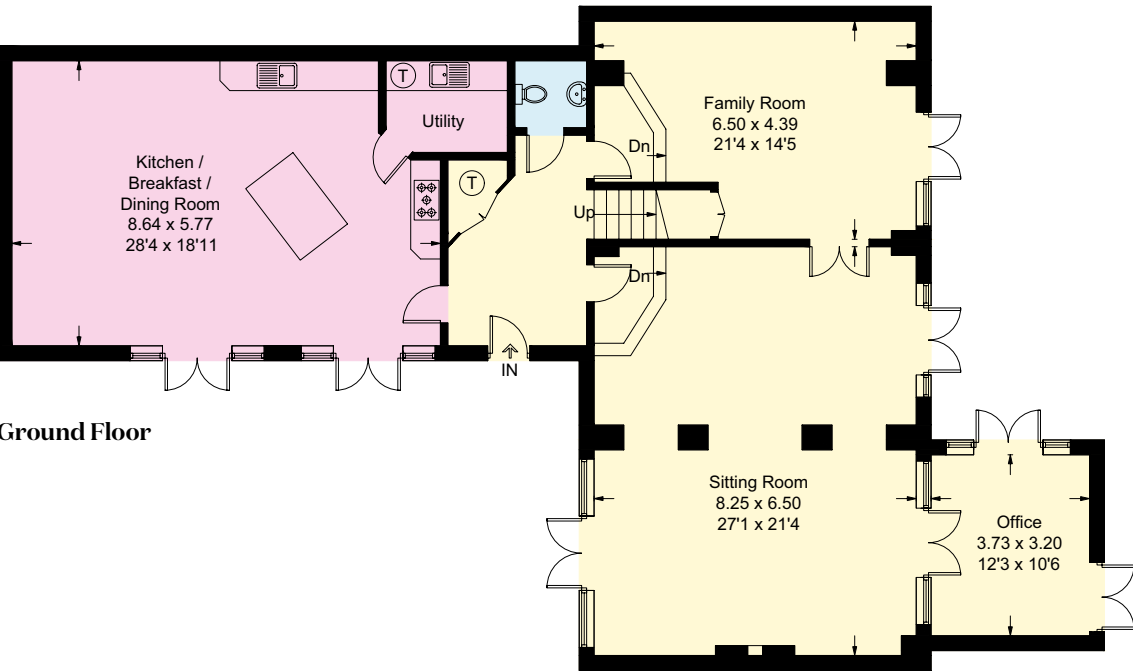


Outbuilding – Ground Floor

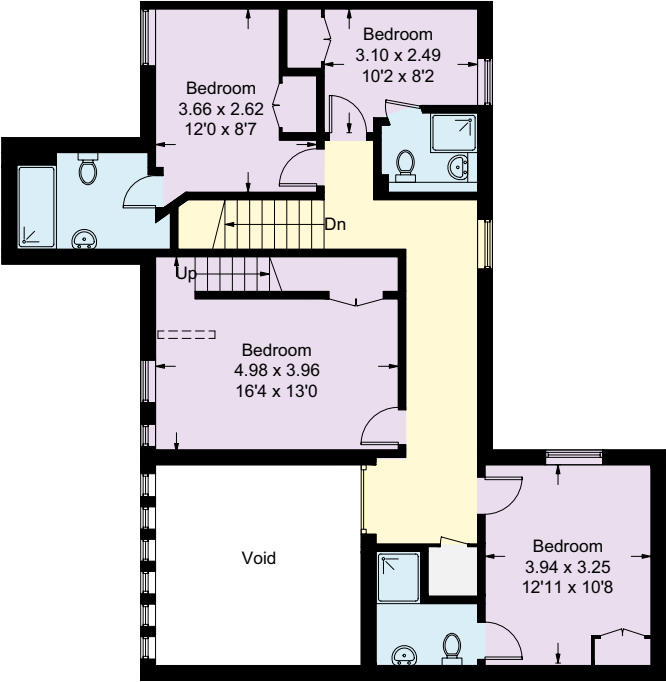
(Not Shown In Actual Location / Orientation)



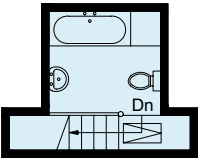
Outbuilding – First Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area == 258.8 sq m / 2786 sq ft
 Outbuilding = 45.3 sq m / 488 sq ft
 Total = 304.1 sq m / 3274 sq ft (Excluding Car Port)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





PROPERTY INFORMATION

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: G

Tenure: Freehold

Directions: GU8 6BU

what3words: ///marmalade.tornado.trumpet

Viewings: Viewing is strictly by appointment through Knight Frank.

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