

# The Long Barn, Tyting Farm, Guildford, Surrey

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A magnificent four bedroom barn with **spectacular 25ft vaulted** ceiling in the main reception room set in the most picturesque valley on the edge of Guildford.

### Summary of accommodation

**Ground Floor:** Oak framed covered entrance porch | Impressive reception hall | Vaulted kitchen/dining/living room with multiple French doors accessing courtyard and gardens | Impressive principal suite with en suite and galleried dressing room | Two further double bedrooms with en suites | Study | Utility room | Cloakroom

**First Floor:** Viewing gallery/additional study/gym/library | Guest bedroom with en suite and dressing room

**Garden and Grounds:** A series of private and attractive landscaped courtyard gardens | Further communal grounds | Private parking  
Electric gated entrance

### Distances

Guildford's Upper High Street 1.7 miles, London Road Station, Guildford 1.9 miles (from 47 minutes to London Waterloo), A3 (Guildford northbound) 2.9 miles, M25 (Junction 10) 3.6 miles, Guildford station 2.7 miles (from 37 minutes to London Waterloo), A3 (Guildford southbound) 9.3 miles, Heathrow Airport 24.6 miles, Central London 32.5 miles, Gatwick Airport 37 miles  
(All distances and times are approximate)



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## Situation

Perched in a sought-after position off Halfpenny Lane, Tyting Farm enjoys an exceptional, elevated setting within the highly coveted Green Belt. Nestled between the charming market town of Guildford and the picturesque village of Chilworth, this property is surrounded by some of Surrey's most treasured landscapes.

Framed by Pewley Downs, the Chantries, St Martha's Hill, and Newlands Corner – each a designated Area of Outstanding Natural Beauty – this rare offering combines the tranquillity of the countryside with easy access to vibrant local amenities. Tyting Farm offers a lifestyle where natural beauty and convenience blend seamlessly.

## Schools

Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

## The property

Set amidst one of Surrey's most beautiful valleys, Tyting Farm is an exclusive development of five exquisite homes, each offering far-reaching, picturesque views. Among them, The Long Barn stands out as a masterpiece of contemporary living. With a stunning 25ft vaulted ceiling, the open-plan reception is a showcase of exceptional craftsmanship, blending cutting-edge design with luxury finishes.





This fully refurbished barn conversion offers a rare opportunity to enjoy an elegant and spacious residence in a tranquil semi-rural setting. Just 2 miles from Guildford's vibrant city centre and surrounded by breathtaking countryside, The Long Barn combines the best of town and country living.

The bright and spacious entrance hall sets the tone for The Long Barn's thoughtfully designed interior, leading seamlessly into the heart of the home – a Molteni kitchen and reception area crowned by a majestic 25ft vaulted ceiling. Designed for both style and function, the kitchen features bespoke designer cabinetry, state-of-the-art Gaggenau appliances, and a range of premium integrated fittings.

This exceptional residence offers generous accommodation, including a private study/library and an impressive principal bedroom suite complete with a galleried dressing room and luxurious bathroom. Three additional double bedrooms, each with en suite facilities, include a magnificent guest suite on the first floor. Underfloor heating throughout enhances the sense of comfort and elegance.













Approximate Gross Internal Floor Area  
333.1 sq m / 3585 sq ft  
(Excluding Voids)

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.

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



## Gardens and grounds

The Long Barn is perfectly positioned to embrace its idyllic surroundings, with views over a private garden which includes raised beds, and a tranquil ambiance. Beyond this, residents enjoy access to a beautifully designed, shared landscaped courtyard at the heart of the development – a serene communal space that enhances the charm of this exclusive property.





Services

We are advised by our clients that the property has mains water and electricity. Private gas heating. Private drainage.

Directions


Postcode: GU4 8PZ  
What3Words: ///fight.ocean.caller

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold  
Local Authority: Guildford Borough Council: 01483 505050  
Council Tax: Band G  
EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated January 2025. Photographs and videos dated September 2024.  
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