

FISHER LANE FARM

CHIDDINGFOLD • SURREY







FISHER LANE FARM

FISHER LANE • CHIDDINGFOLD • SURREY

An exceptional Grade II Listed house in extensive grounds on the edge of the village

Chiddingfold Green 2 miles • Witley Station 4.5 miles (London Waterloo 52 minutes)
Haslemere 6 miles (London Waterloo 56 minutes) • Guildford 13 miles • London 45 miles.
(Distances and times approximate)

ACCOMMODATION

Main house:

Reception hall • Drawing room • Dining room • Library • Sitting room

Two studies • Kitchen/breakfast room • Utility room • Boot room • Cloakroom • Cellar

Master bedroom with en suite bathroom, dressing room and storage • Six further bedrooms
Five further bathrooms (Four en suite)

Detached cottage

Two bedroom suites • Kitchen/dining/sitting room • Terrace

Barn

Sitting room/games room • Kitchen/dining room • Cloakrooms (2)

Large first floor office • Substantial garaging/storage

Outside

Period open bay barn for covered entertaining • Tennis court

Terrace area • Kitchen/garden • Woodland with stream • Tree house • Paddock

In all about 16 acres



Situation



Fisher Lane Farm enjoys an unspoilt rural position, just south east of the picturesque village of Chiddingfold in the south of the county of Surrey. The village is home to three pubs, an excellent village store, pharmacy, coffee shop and butchers. The town of Godalming is about 8 miles to the north and offers a good range of shops, including Sainsbury and Waitrose. The county town of Guildford is approximately 13 miles away, with an extensive range of shopping facilities, various restaurants and theatres. For the commuter by train there is a choice of services from Haslemere, Witley and Milford.



The A3 can be accessed at Milford providing access to the coast and London as well as the M25 (junction 10 at Wisley) for Gatwick and Heathrow airports.



Midhurst is approximately 11 miles away and is the home of Cowdray Park and polo.



The Goodwood Estate is approximately 21 miles away and provides horse racing, golf, motor sport and light aircraft facilities.



Schooling in the area is excellent with Charterhouse and Prior's Field at Godalming, Aldro at Shackleford, Cranleigh School, St Catherine's at Bramley, Highfield, Brookham at Liphook, St Ives at Haslemere and Bedales at Petersfield.

The Property

Fisher Lane Farm house is a magnificent Grade II Listed period property believed to have Tudor origins and 19th Century additions. It has most attractive half timbered and tile hung elevations and is presented in good order.

An exceptional family house with the benefit of excellent self-contained guest/staff accommodation, as well as extensive facilities within the gardens and grounds. The property has been considerably improved by the present owners which has included updated wiring, plumbing, central heating with some areas of under-floor heating and an extension to include a fabulous oak lined wine cellar.

Internally the house offers charming period features, with open fires and a wealth of oak joinery, beams and panelling.

A fine panelled reception hall leads to a magnificent kitchen/

breakfast room with a large island unit and large area for table and chairs, all enjoying views over the gardens and fields. Across from the hall is a double aspect dining room with open fireplace.

A library hall, extensively shelved, leads to a well-fitted study. In the oldest section of the house is the magnificent drawing room with large fireplace, exposed wood flooring and an abundance of beams – adjacent to the drawing room is a smaller sitting room, again with open fireplace.

Three staircases access the first floor, with the main stairs from the reception hall leading to the most recent part of the house. The first floor comprises of seven bedrooms and five bathrooms – four of which are suites.

A detached cottage lies to the north of the house and has been recently constructed. It comprises two bedrooms and two shower rooms, together with large open plan kitchen/dining/sitting room with access onto a deck area overlooking the fields. Lawns surround the property with the fence to the rear and woodland to the east having a small stream running through. The tennis court is discreetly tucked-away behind an old barn, excellent for summer entertaining. The whole provides a small, self-contained estate in a lovely setting and extends to about 16 acres.

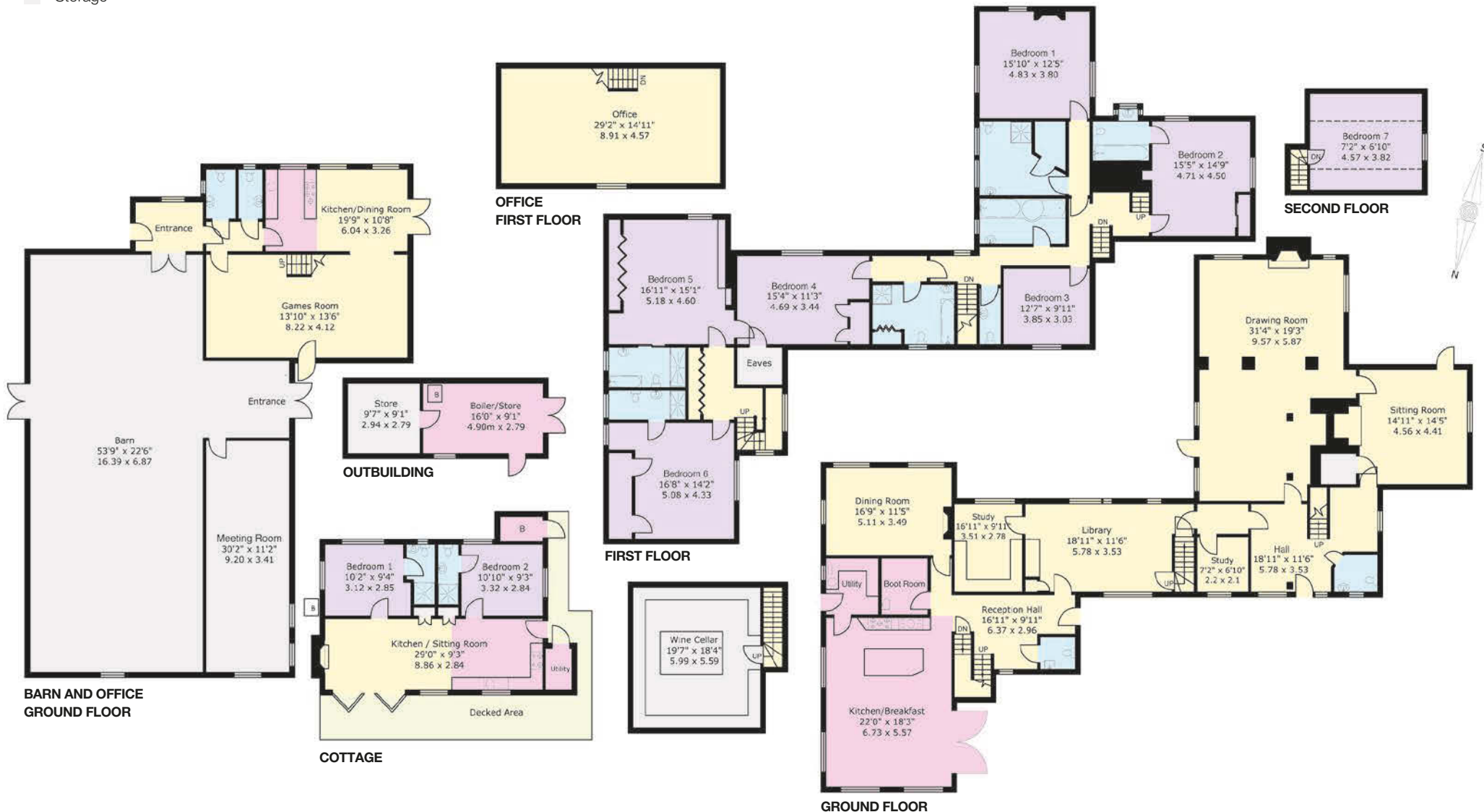






- Reception Room/General areas
- Bedroom/Dressing rooms
- Bathroom
- Kitchen/Utility
- Storage

APPROXIMATE GROSS INTERNAL AREA :
 House: 472 sq m / 5076 sq ft (Excludes Eaves Storage)
 Cottage: 55 sq m / 593 sq ft
 Outbuilding: 22 sq m / 238 sq ft
 Barn and Office: 269 sq m / 2899 sq ft
 Total: 818 sq m / 8806 sq ft



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



Outside

The property is approached via a private drive with electric wooden gates to a parking area between the house and the barn. The barn is believed to date to the 16th Century with 5 bays and later additions; and provides a large storage/garaging area as well as office/secondary accommodation and games room with kitchenette and dining area.

Services

Outside security lighting, electric gates with intercom system, CCTV system, private drainage with recent Klargestor system, oil fired heating (house and barn) air source heating pump for cottage, mains electricity and water.

Local Authority

Waverley Borough Council.
Telephone 01483 523 333.

Fixtures and fittings

Carpets, curtains, light fittings and garden statuary are excluded from the sale, but some items may be made available by separate negotiation. All electrical appliances will be available by separate negotiation.

Directions (GU8 4TB)

From London exit the A3 at Milford and at the end of the slip road proceed straight over the roundabout. Continue through the first set of traffic lights and take the next left sign posted A283. At the next roundabout take the second exit onto the A283. On entering Chiddingfold turn left at the green, into Pickhurst Road and proceed for just over 2 miles and Fisher Lane Farm will be found on the left.

Viewings

All viewings are strictly by appointment with the joint-sole selling agents.

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: May 2013. Particulars: October 2016.
Kingfisher Print and Design. 01803 867087.





Country Department

55 Baker Street
London W1U 8AN

Tel: +44 20 7861 1552
country@knightfrank.com

Guildford Office

231 High Street, Guildford
Surrey GU1 3BQ

Tel: +44 1483 564 660
guildford@knightfrank.com

Haslemere Office

1 West Street, Haslemere
Surrey GU27 2AB

Tel: +44 1428 770 560
haslemere@knightfrank.com

www.knightfrank.co.uk



Guildford Office

Poyle House, 24 Epsom Road
Guildford, Surrey GU1 3LE

Tel: +44 1483 407 620
hello@grantley.net

www.grantley.net



