



SONAMAR

Shalford, Surrey



# A REMARKABLE DETACHED RESIDENCE WITH BREATHTAKING VIEWS, MATURE GARDENS AND A SWIMMING POOL

Set within one of Shalford's most prestigious and rarely available locations

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Kitchen | Dining room | Shower room | Cloakroom

**First Floor:** Principal bedroom suite with en suite bathroom | Three further bedrooms | Shared bathroom | Cloakroom

**Garden and grounds:** Substantial double garage | A beautifully maintained front lawn adjoining a generous driveway leading to the house, framed by mature planting and a pond | A truly outstanding rear garden with a broad terrace for outdoor entertaining and al fresco dining, complemented by a substantial swimming pool, a summerhouse and extensive, well-screened grounds that combine to create an idyllic private setting.

**In all about 0.42 acres**

**Distances:** Guildford's High Street 1.3 miles, Guildford mainline station 1.5 miles (from 32 minutes to London Waterloo)  
London Road Station, Guildford 1.9 miles (from 47 minutes to London Waterloo), A3 (southbound) 2.5 miles  
A3 (northbound) 2.7 miles, M25 (Junction 10) 10.3 miles, Heathrow Airport 22.1 miles, Gatwick Airport 25.1 miles  
Central London 33.5 miles (All distances and times are approximate)

# SITUATION

Sonamar occupies an exceptional position on East Shalford Lane, one of the area’s most desirable and rarely available addresses. Set amidst glorious Surrey countryside, the property enjoys a stunning outlook across rolling hills and open landscapes, creating a remarkable sense of peace, privacy and escape. The beautifully mature grounds further enhance the setting, providing a richly green backdrop and an enviable degree of seclusion.

Despite its distinctly rural atmosphere, the property is superbly positioned for access to local amenities. Shalford village, with its railway station and parade of everyday shops, lies just over half a mile away, while Guildford’s historic High Street, offering an extensive selection of shopping, dining and leisure facilities, is less than 1.5 miles from the property.

The setting perfectly combines the tranquillity and beauty of the Surrey Hills landscape with the convenience of nearby village and town amenities, resulting in a lifestyle that is increasingly difficult to find. Properties in this cherished location are exceptionally tightly held and rarely come to the market, making Sonamar a particularly special offering.

**Schools:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory 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 Club.



# SONAMAR

The accommodation is generously proportioned and well arranged, offering excellent potential for modernisation and reconfiguration, subject to any necessary consents. A welcoming entrance hall provides access to the principal reception spaces and immediately conveys a sense of space and flexibility. The drawing room is a particularly impressive reception room, extending to over 17 ft and benefiting from large picture windows that draw in an abundance of natural light. A striking stone fireplace creates an attractive focal point, while the generous proportions provide ample space for both everyday living and entertaining.

The drawing room flows seamlessly into the dining room, creating an excellent arrangement for both family life and entertaining. Extensive sliding glazed doors span much of one wall, flooding the dining room with natural light and providing a superb outlook across the swimming pool and beautifully established gardens beyond. The adjoining kitchen offers a practical layout with extensive storage and worktop space, while also enjoying delightful views across the gardens. A ground floor cloakroom adds further convenience.





On the first floor, the principal bedroom is notably spacious, extending to over 17 ft and enjoying a pleasant outlook, complemented by an en suite bathroom. Three further bedrooms provide well-balanced accommodation for family living, guests or home working and are served by a family bathroom. An additional first floor cloakroom further enhances the practicality of the accommodation, ensuring the layout is well suited to the demands of modern family life.

Throughout, the property displays well-maintained interiors with excellent room proportions and a highly adaptable layout, presenting an exciting opportunity to create a substantial family home tailored to individual tastes. The generous accommodation provides considerable flexibility for a variety of lifestyles, with ample scope to update and enhance the property over time, if desired. Combining immediate comfort with outstanding long-term potential, the home offers an appealing balance of character, space and versatility, creating a wonderful opportunity for purchasers seeking a home they can enjoy for many years to come.



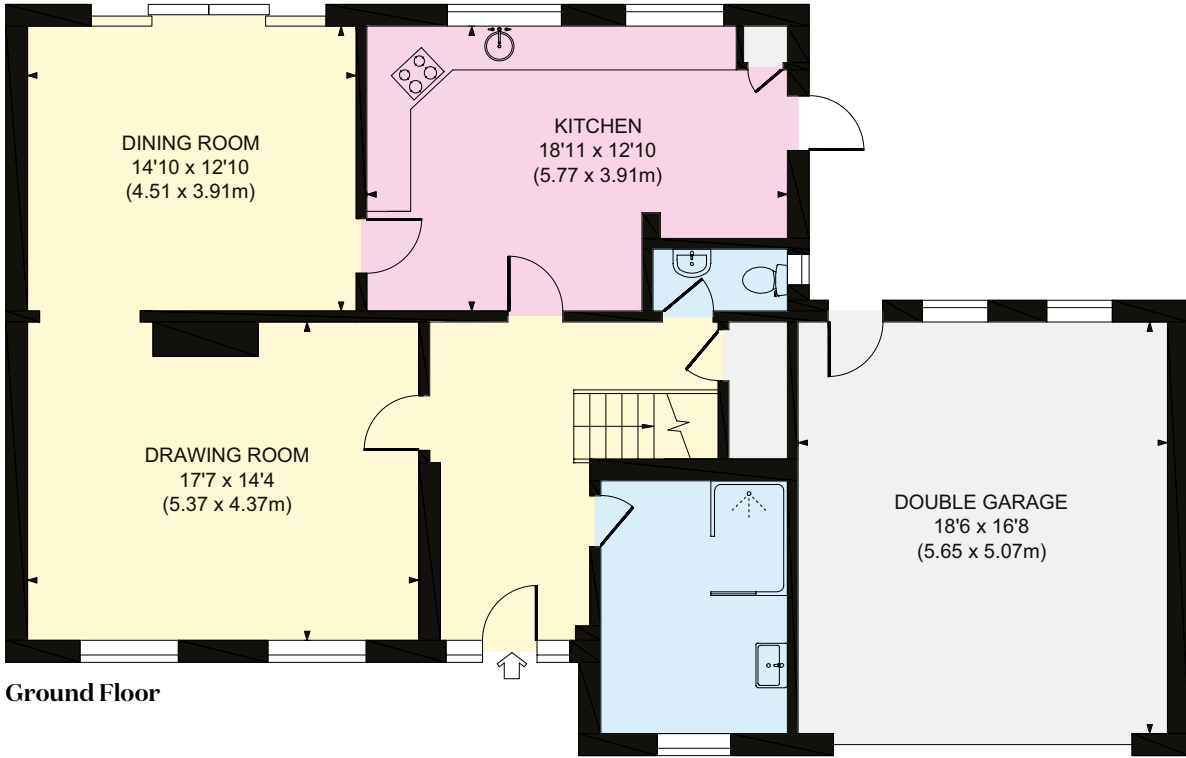
## GARDEN AND GROUNDS

A particular highlight of the property is its exceptional gardens and grounds, which provide a remarkable sense of space, privacy and tranquillity. The property is approached via a long driveway, creating an impressive sense of arrival as it leads towards the house, where a substantial double garage and generous parking area are thoughtfully positioned. To the front, immaculate lawns stretch away from the property, perfectly framing the far-reaching views across the surrounding countryside and rolling Surrey Hills beyond.

The rear garden is equally impressive and has been beautifully maintained to create a private and peaceful retreat. An expansive terrace adjoins the house, providing an excellent setting for outdoor entertaining and al fresco dining while enjoying views across the grounds. A substantial swimming pool forms a striking focal point and is complemented by a charming summerhouse, offering a quiet space from which to enjoy the surroundings. Extensive lawns, mature trees and established planting combine to create a wonderfully verdant setting, while well-maintained boundaries provide an excellent degree of screening and seclusion. Together, the gardens and grounds offer an outstanding outdoor environment, perfectly suited to both family enjoyment and entertaining on a grand scale.

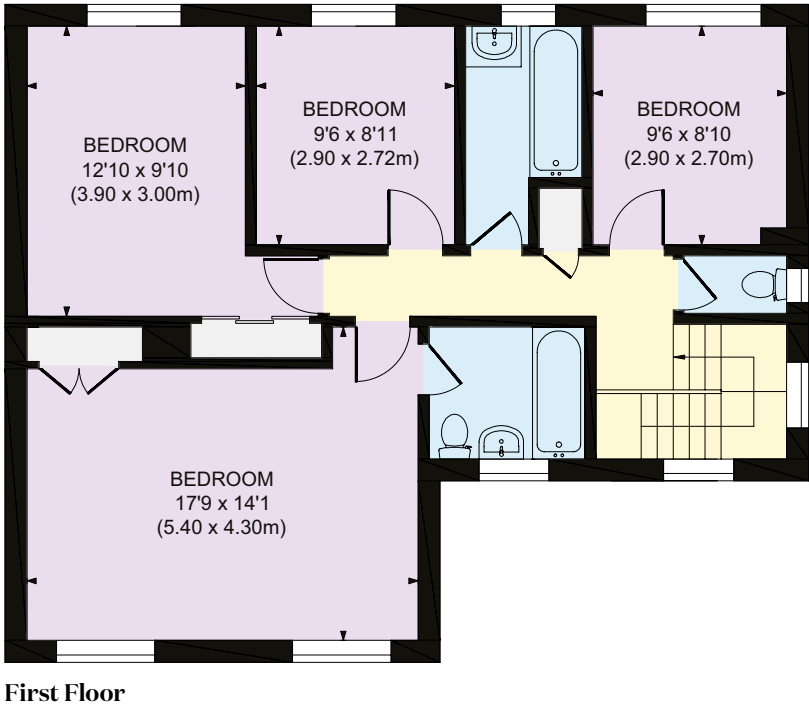






Approximate Gross Internal Area  
Main House 1,792 sq. ft / 166.52 sq. m  
Garage 308 sq. ft / 28.64 sq. m  
Total 2,100 sq. ft / 195.16 sq. m

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.



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## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, drainage and oil-fired central heating

**Local Authority:** Guildford Borough Council

**Energy Performance Certificate:** Rating E

**Council Tax Band:** G

**Tenure:** Freehold

**Directions**  
**What3Words:** ///inches.jazz.price  
**Postcode:** GU4 8AF

**Viewings:** Viewing is strictly by appointment through Knight Frank, the sole selling agent.



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