Knight Frank



FISHER LANE FARM

Chiddingfold, Surrey



A SUPERB COMPACT COUNTRY ESTATE WITH A GRADE II LISTED MAIN HOUSE AND BARN, WITH ADDITIONAL ACCOMMODATION SET IN OVER 15.5 ACRES

Summary of accommodation

Main House

Ground Floor: Reception hall | Kitchen/breakfast room | Utility room | Pantry | Sitting room | Two studies
Library | Hall | Drawing room | Dining room | Two cloakrooms

First Floor: Principal bedroom with en suite bathroom | Four en suite bedrooms | Sixth bedroom | Family shower room

Second Floor: Play room

Lower Ground Floor: Wine cellar

The Cottage

Kitchen/sitting room | Utility | Two bedrooms, both with en suites

The Barn

Ground Floor: Entrance hall | Kitchen/dining room | Office/living room | Bathroom | Store

First Floor: Office/bedroom

Large party barn with multiple uses | Gym

Outbuildings

Boiler/store | Shed | Open sided barn | Tractor shed

In all about 15.64 acres

SITUATION

Fisher Lane Farm is wonderfully located on the fringes of the sought-after village of Chiddingfold, where residents enjoy access to an excellent selection of amenities, including village shops, a butcher, pharmacy, churches, a veterinary practice, medical centre, post office, primary school and several well-regarded public houses, centred around the attractive village green.

The nearby towns of Godalming, Haslemere and Cranleigh provide a wider selection of shopping, leisure and recreational facilities, whilst the county town of Guildford lies to the north.

Communications are particularly convenient, with excellent road and rail links readily accessible. The A3 is approximately 8 miles away, providing direct routes to London, the south coast and the wider motorway network. Junction 10 of the M25 is approximately 22 miles distant, offering access to both Gatwick and Heathrow airports.

The area is renowned for its outstanding educational provision, with a number of highly regarded independent and state schools including Cranleigh School in Cranleigh, St Catherine's School in Bramley, Charterhouse and Prior's Field in Godalming, Aldro in Shackleford and excellent schools in Guildford such as Guildford High School, Tormead and the Royal Grammar School.

A wide range of sporting and leisure opportunities are available throughout the region, including racing at Sandown Park, Epsom and Ascot, polo at Cowdray Park and Epsom, and the renowned sporting estate at Goodwood. Golf is particularly well catered for, with several respected courses nearby including West Surrey Golf Club in Godalming, courses in Liphook and a popular local course in Chiddingfold.

The surrounding countryside is particularly attractive and is criss-crossed by an extensive network of footpaths and bridleways, providing exceptional opportunities for walking, riding and a variety of other country pursuits.









Distances

Train stations: Witley 4.4 miles (London Waterloo from 54 mins), Haslemere 6.3 miles (London Waterloo from 59 mins), Godalming 8.8 miles (London Waterloo from 43 mins), Guildford 14.4 miles (London Waterloo from 32 mins), London 44.3 miles

Roads: A3 Milford 7.4 miles, M25 (Wisley Junction 10) 22.3 miles

Airports: London Gatwick 29.8 miles, London Heathrow 37.3 miles

(All distances and times are approximate)

FISHER LANE FARM

Fisher Lane Farm occupies an idyllic and unspoilt rural setting. The estate comprises the principal residence together with a two-bedroom guest cottage, a party barn, a self-contained barn with a kitchen and bathroom offering versatile space for use as a home office or additional living accommodation, as well as a tennis court, paddocks and woodland.

Dating from the 16th century, with later additions in the 19th and 21st centuries, Fisher Lane Farm is a magnificent Grade II listed country house. The property boasts attractive half-timbered and tile-hung elevations and has been carefully maintained and improved.

Internally, the house is rich in character and period detail, including open fireplaces, exposed oak beams, fine joinery and traditional panelling.





















The well-proportioned accommodation is arranged over four floors and extends to more than 5.300 sq ft, providing an excellent balance of formal and informal living space. The principal reception rooms comprise an impressive drawing room, dining room and sitting room, complemented by two studies, while the kitchen/breakfast room forms the heart of the house and enjoys delightful views across the surrounding countryside. A bespoke, oak-racked wine cellar and useful utility area further enhance the practicality of the accommodation.

The bedroom accommodation is arranged across the upper floors and includes a generous principal bedroom together with five further bedrooms, served by a range of bath and shower rooms, and a play room on the second floor. The layout offers considerable flexibility for modern family living, with ample space for guests and multigenerational occupation.

















Approximate Gross Internal Area
Main House 5,323 sq. ft / 494.54 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.
















Cottage


Cottage


Cottage

ANCILLARY ACCOMMODATION

Beyond the main house, the ancillary accommodation is equally impressive, comprising a charming two-bedroom cottage, a substantial barn ideal for a car collection, and an adjoining self-contained barn providing an ideal home office or additional guest quarters, creating a wonderfully versatile country estate suited to a variety of lifestyle requirements.


Barn


Open Sided Barn


Barn

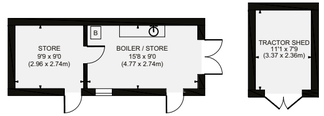

Barn


Party Barn

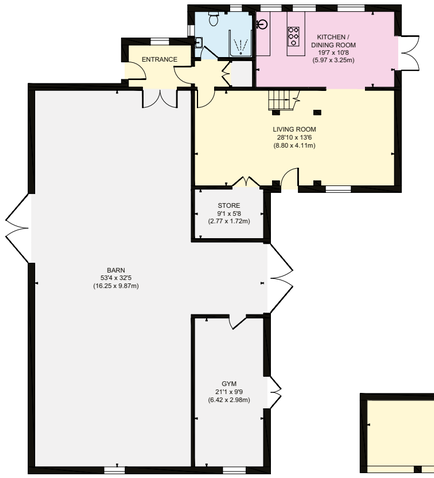
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



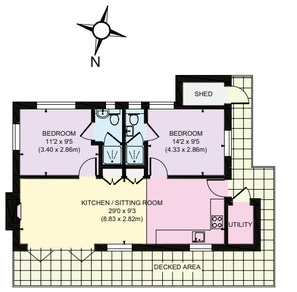
Barn/Office First Floor



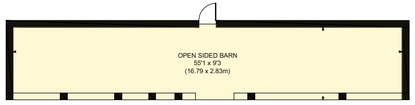
Outbuilding



Barn/Office Ground Floor



Cottage



Approximate Gross Internal Area
Outbuilding 317 sq. ft / 29.54 sq. m
Cottage 602 sq. ft / 55.94 sq. m
Barn and Office 2,733 sq. ft / 253.91 sq. m
Open Sided Barn 511 sq. ft / 47.51 sq. m

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GARDEN AND GROUNDS

The house sits within beautifully maintained gardens and grounds, featuring extensive lawns, a tennis court, stock-fenced paddocks and a charming area of woodland. In total, the grounds extend to over 15 acres, creating a wonderful sense of privacy and seclusion in an exceptional rural setting, whilst being very close to the popular village of Chiddingfold.













PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, oil-fired central heating, air source heat pump in The Cottage, and private drainage.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Main House – F, The Barn – C, The Cottage – C

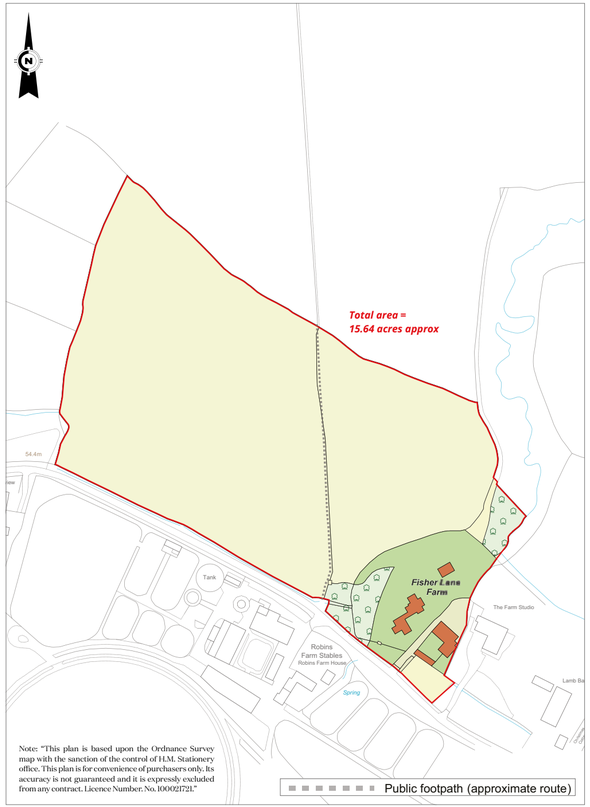
Council Tax Band: Main House – H, The Cottage – A

Tenure: Freehold

Directions (Postcode: GU8 4TB)
What3words: ///toward.meatball.invested

Viewings: Viewing is strictly by appointment through Knight Frank.









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