



STACEYS FARM COTTAGE

Elstead, Godalming, Surrey



A WONDERFUL LATE 16TH CENTURY GRADE II LISTED VILLAGE HOUSE, WITH EXCEPTIONAL ANCILLARY ACCOMMODATION

Set in enchanting gardens right in the heart of this highly regarded West Surrey village.

Summary of accommodation

Main House

Hall | Sitting room | Dining room | Study | Family room

Kitchen leading through to breakfast room/conservatory | Cloakroom | Store | Cellar

Main bedroom with dressing room and en suite shower room | Two further bedrooms (one en suite) | Family bathroom

Barn

Hall | Kitchen, dining and sitting room | Bedroom with en suite shower room

Double car barn

Attractive cottage gardens

In all about 0.4 acres

STACEYS FARM COTTAGE

This very comfortable house extends to approximately 2,458 sq ft, with additional cellar, garden store and outbuildings providing excellent ancillary space.

At the heart of the house sits the principal sitting room, a generous and atmospheric space featuring a fireplace and views across the garden. The adjoining dining room provides a perfect setting for formal entertaining, while the family room offers a more relaxed everyday living area.

The kitchen is both functional and welcoming, opening into a light-filled breakfast room/conservatory which enjoys delightful garden views and provides direct access to the terrace—ideal for both family life and entertaining.

Further ground floor accommodation includes a study, useful stores, and access to a cellar providing excellent wine or general storage.





Upstairs, the house offers a number of well-proportioned bedrooms, all enjoying charming outlooks. The principal bedroom is complemented by a dressing room, while the remaining bedrooms are flexible and well suited to both family and guest use. Listed building consent was granted in September 2015 for a fourth bedroom following demolition of an existing extension. This has since lapsed.





At the top of the drive is the converted barn which provides bright well-presented modern accommodation over one floor, ideal for guests, family or staff.

GARDENS & GROUNDS

The gardens are a particular highlight of Staceys Farm Cottage. Laid chiefly to lawn and framed by mature trees, hedging and seasonal planting, they offer a high degree of privacy and a wonderfully tranquil setting.

There are several areas for outside dining and quiet enjoyment, and ample space for children to play or for keen gardeners to further enhance the grounds.

The property is approached via a sweeping gravel driveway that leads to a car barn, providing covered parking. Additional parking is available on the drive, making the property well suited for entertaining and family living.



SITUATION

Staceys Farm Cottage is situated in the heart of the popular village of Elstead, a short walk to The Green. This vibrant and thriving village has a Spar with Post Office, pharmacy, vets, three pubs (The Mill, Woolpack and Golden Fleece), and cafés. It boasts a strong community, with a village hall, youth centre, tennis club, cricket club, and multiple recreation grounds, surrounded by extensive common land and protected countryside. Communications in the area are excellent with the A3 providing access to London and the M25 and national motorway network. Trains into London Waterloo run from nearby Milford, Godalming, Haslemere and Guildford. Extensive riding, walking and cycling on Elstead and Thursley Commons as well as golf at nearby Hankley Common.

Distances: Godalming 5.3 miles (London Waterloo from 43 mins), Haslemere 10.3 miles (London Waterloo from 57 mins), Guildford 9.3 miles (London Waterloo from 36 mins), Milford 3.9 miles (London Waterloo from 47 mins), **Roads:** A3 Milford 2.4 miles, M25 (Wisley Junction 10) 18.7 miles, **Airports:** London Heathrow 29 miles, London Gatwick 39 miles (All distances and times approximate).

PROPERTY INFORMATION

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

Local Authority: Waverley Borough Council: 01483 523 333

Energy Performance Certificate: Rating E

Council Tax Band: G (the barn is band C)

Tenure: Freehold

Directions (Postcode: GU8 6DG)

From Guildford, take the A3 south, leaving at the Milford exit. At the roundabout, take the third exit and proceed back over the A3. At the next roundabout take the B3001 to Elstead. Upon reaching Elstead village green, turn left onto Thursley Road and the entrance to Staceys Farm Cottage will be found shortly on the right-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank.



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.

I would be delighted
to tell you more.

Tim Harriss
01483 617910
tim.harriss@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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