



HOME FARM HOUSE
SHACKLEFORD



A DISTINGUISHED GRADE II LISTED FAMILY HOUSE IN THE HEART OF ONE OF SURREY'S MOST COVETED VILLAGES

ACCOMMODATION

MAIN HOUSE

Ground floor: Reception hall | Drawing room | Snug | Dining room | Kitchen/breakfast room
Utility room | Cloakroom

First floor: Principal bedroom suite with dressing room and en suite bathroom
Four further bedrooms, one with en suite | Family bathroom | Additional bedroom/study

Cellar: Cellar | Boiler room

OUTBUILDINGS

Two garages | Gym | Garden store | Barn/studio | Greenhouse | Oil store | Log store

In all about 0.56 acres

SITUATION

Nestled amidst unspoilt countryside, Shackleford is widely regarded as one of Surrey's most sought-after villages. It offers residents a rare balance of tranquillity and modern convenience, with rolling farmland and woodland walks providing a picturesque backdrop to daily life, yet excellent connectivity to nearby towns and transport links ensuring ease of access further afield.

The village enjoys a strong sense of community supported by well-regarded local amenities, including an excellent village store incorporating a post office and the much-loved Cyder House Inn, a focal point for village life.

Shackleford is particularly well placed for a number of highly regarded schools, including Aldro which is in the village, as well as Charterhouse, Priors Field, St Catherine's, Edgeborough and many more.

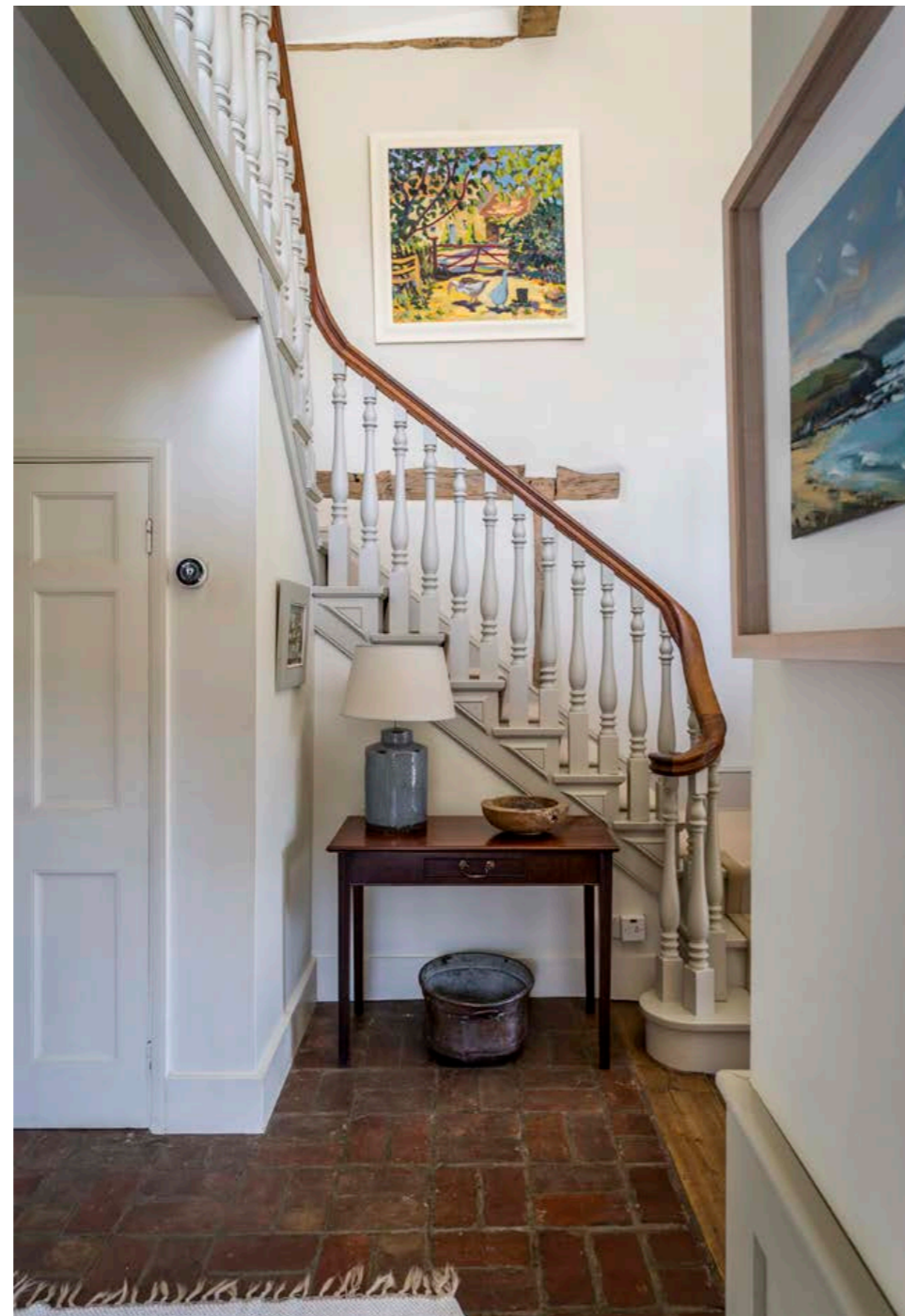
Distances

Godalming 3.6 miles (London Waterloo from 39 minutes), Guildford 6.3 miles (from 32 minutes to London Waterloo), Farnham 10.6 miles, Haslemere 10.7 miles, Central London 36.2 miles

Roads: A3 Hurtmore 1.4 miles, M25 (Wisley Junction 10) 14.6 miles

Airports: London Heathrow 29.2 miles, London Gatwick 36.7 miles

(Distances and times approximate)



HOME FARM HOUSE

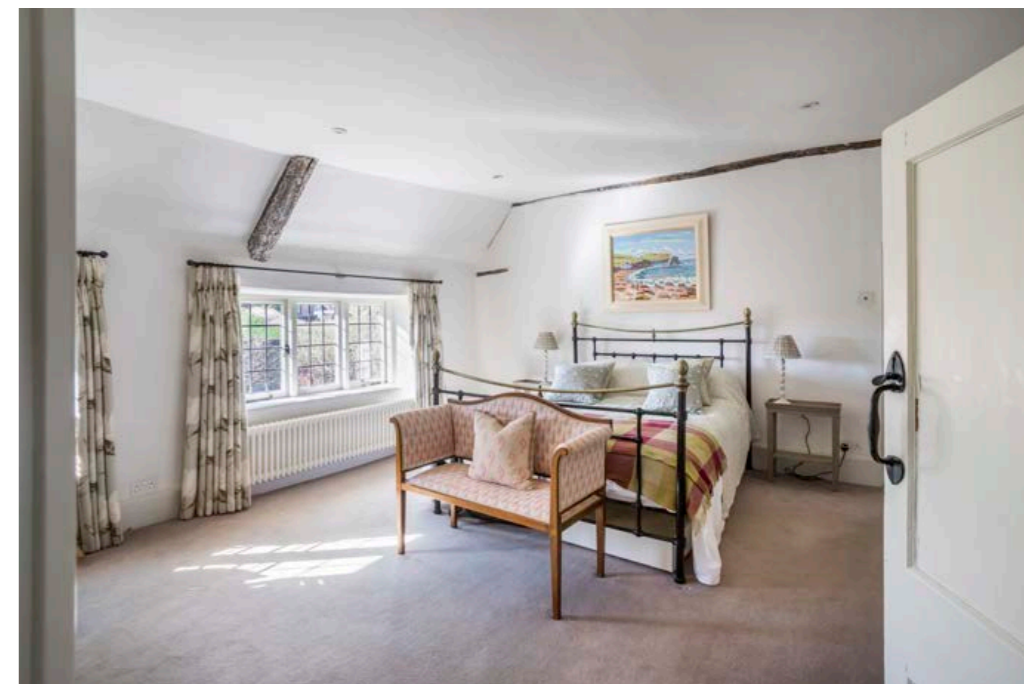
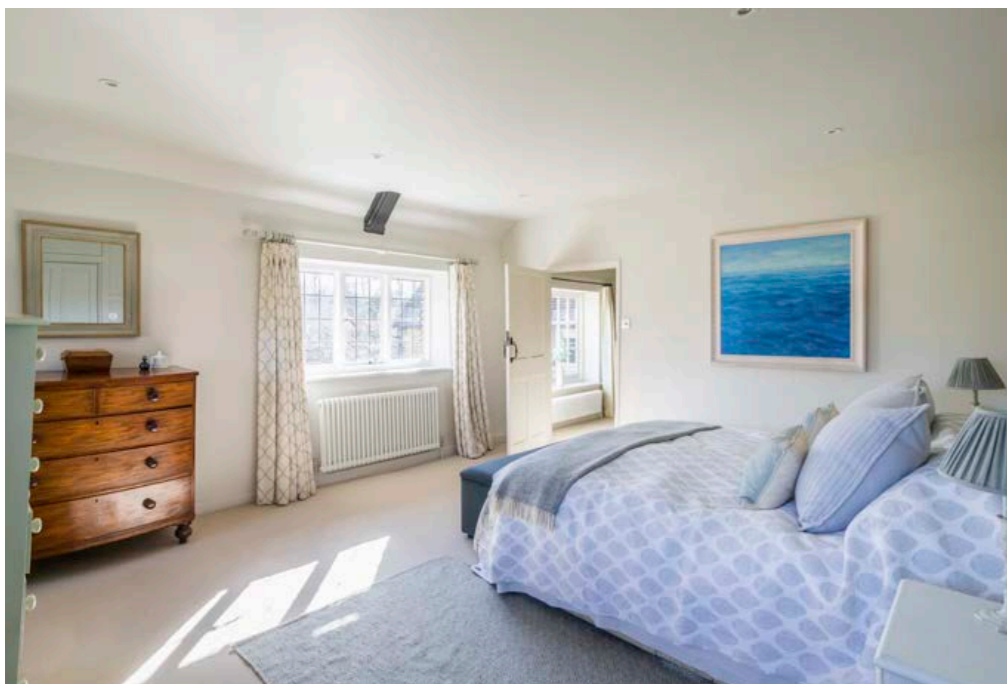
Home Farm House is a well-proportioned period village house, dating back to the 18th century with later additions, offering generous accommodation arranged over two floors, set within established gardens in the heart of the village. The property combines traditional character with a practical and well-balanced layout, well suited to family living.

The ground floor provides generous and flexible living space, combining period character with everyday practicality. A welcoming entrance hall leads to the principal reception rooms, which include an elegant drawing room centred on a fireplace, a comfortable snug and a formal dining room suited to entertaining. The kitchen/breakfast room forms the heart of the house, featuring an AGA and providing generous space for informal dining, complemented by a conveniently positioned utility room beyond. Immediately adjacent to the kitchen, the formal dining room enjoys views over the garden.

Arranged around a central landing, the first floor offers excellent bedroom accommodation. The principal bedroom suite is complemented by a dedicated dressing area and en suite bathroom. There are four further well-proportioned bedrooms, one with an en suite shower room, with the remainder served by a family bathroom. There is a further room, currently used as a study which could be a bedroom as required. A secondary staircase provides independent access to this room and a further bedroom with an en suite, offering a level of privacy that would suit multigenerational living, guest accommodation or use as a more self-contained suite.









GARDEN AND GROUNDS

The walled gardens are a particular feature of Home Farm House, wrapping attractively around the property and laid predominantly to lawn, complemented by mature trees, established borders and well-positioned seating areas. A gravel terrace provides an ideal setting for al fresco entertaining, while the climbing wisteria further enhances the character and charm of the house. There is also a well-established kitchen garden and a greenhouse, adding to the practical appeal of the garden. The overall setting is both private and picturesque, perfectly complementing the property's village position.



Approximate Gross Internal Area
 Main House = 3,837 sq. ft / 356.52 sq. m
 Garage = 561 sq. ft / 52.14 sq. m
 Outbuilding = 860 sq. ft / 79.86 sq. m
 Total = 5,258 sq. ft / 488.52 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.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, oil fired central heating as well as private drainage.

Local Authority: Guildford Borough Council – 01483 505050

Energy Performance Certificate: Rating Band E

Council Tax Band: H

Tenure: Freehold

Directions: (Postcode: GU8 6AH)

What3words - ///bespoke.gladiator.cherish

Viewings: Viewing is strictly by appointment through Knight Frank.

Julia Meadowcroft
 020 7861 5390
 julia.meadowcroft@knightfrank.com

Nigel Mitchell
 01483 617916
 nigel.mitchell@knightfrank.com

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

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