



CONEYCROFT FARM

Compton, Guildford, Surrey



AN EXQUISITE COMPACT COUNTRY ESTATE WITH SUPERB EQUESTRIAN FACILITIES AND VERSATILE ACCOMMODATION.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Study | Drawing room | Dining room | Kitchen/family room | Boot room | Cloakroom

First Floor: Five bedrooms, three with en suite bathrooms | Family bathroom

The Barn

Ground Floor: Entrance hall | Kitchen/dining/living room | Store | Secondary kitchen | Reception room | Study/bedroom

Two bedrooms with dressing rooms and en suite bathrooms | Third bedroom | Bathroom | Utility/boot room | WC

First Floor: Bedroom suite with dressing room and en suite bathroom

The Cottage

Ground Floor: Entrance hall | Kitchen/dining/living room | Boot room | Cloakroom | Separate utility room

First Floor: Two bedrooms | Bathroom | Store

Outbuildings

Three store rooms | Gym | Pool store | Pool changing room with shower room | Cloakroom | Garden store | Wine store

Purpose built stable yard incorporating seventeen stables, two tack rooms, staff room and cloakroom

Ten further stables | Indoor riding arena | Four barns | Hay store | Olympic size outdoor school | Cross country course

In all about 33.15 acres

SITUATION

Set in an exceptionally attractive position within the Surrey Hills Area of Outstanding Natural Beauty, Coneycroft Farm enjoys the rare combination of a deeply rural setting with outstanding convenience. Surrounded by protected countryside and open views, the property offers a sense of peace, privacy and space, while remaining highly accessible for London, airports, excellent schools and equestrian pursuits.

Despite its tranquil setting, the location is remarkably well connected. Guildford mainline station is less than 3 miles away, with fast services to London Waterloo taking around 32 minutes. The A3 lies less than a mile from the property, providing swift access north to London and south to the coast, while Heathrow is about 35 minutes away by car and Gatwick about 45 minutes.

The surrounding countryside is one of the property's defining features. Set within the Surrey Hills, the area offers exceptional walking, riding and cycling directly from the house, with a superb network of footpaths and bridleways running through surrounding fields and woodlands. The neighbouring Loseley Estate, extending to approximately 2,000 acres, adds to the remarkable sense of space and uninterrupted access to nature.

Compton is an exceptionally picturesque Surrey village with a strong sense of community, centred around its acclaimed village pub, The Withies Inn, the parish church and cultural landmarks including the renowned Watts Gallery and Watts Chapel. It offers a rare blend of heritage, tranquillity and everyday charm.

For day to day living, Guildford, with its extensive shops, restaurants and services, can be reached in approximately 10 minutes by car or on foot in under an hour via scenic countryside routes, crossing only one road. Further shopping and everyday amenities are readily available in Godalming and Farncombe, ensuring an excellent balance of countryside seclusion and convenience.



There are many excellent schools in the area, including Aldro, Charterhouse, Priors Field, St Catherine's, Cranleigh School, Royal Grammar School, Guildford High School and Tormead, together with a strong selection of local preparatory and state schools.



CONEYCROFT FARM – MAIN HOUSE

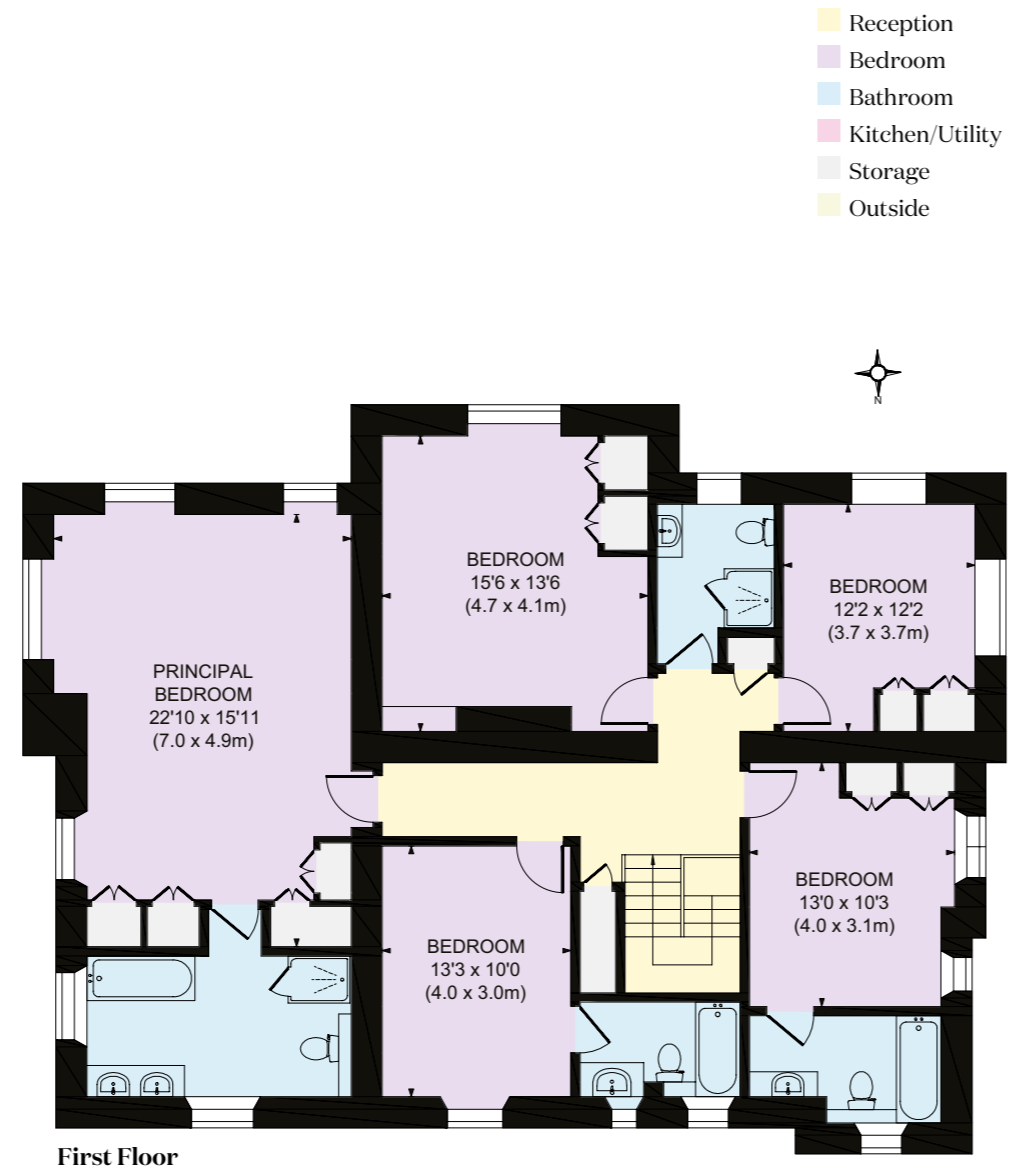
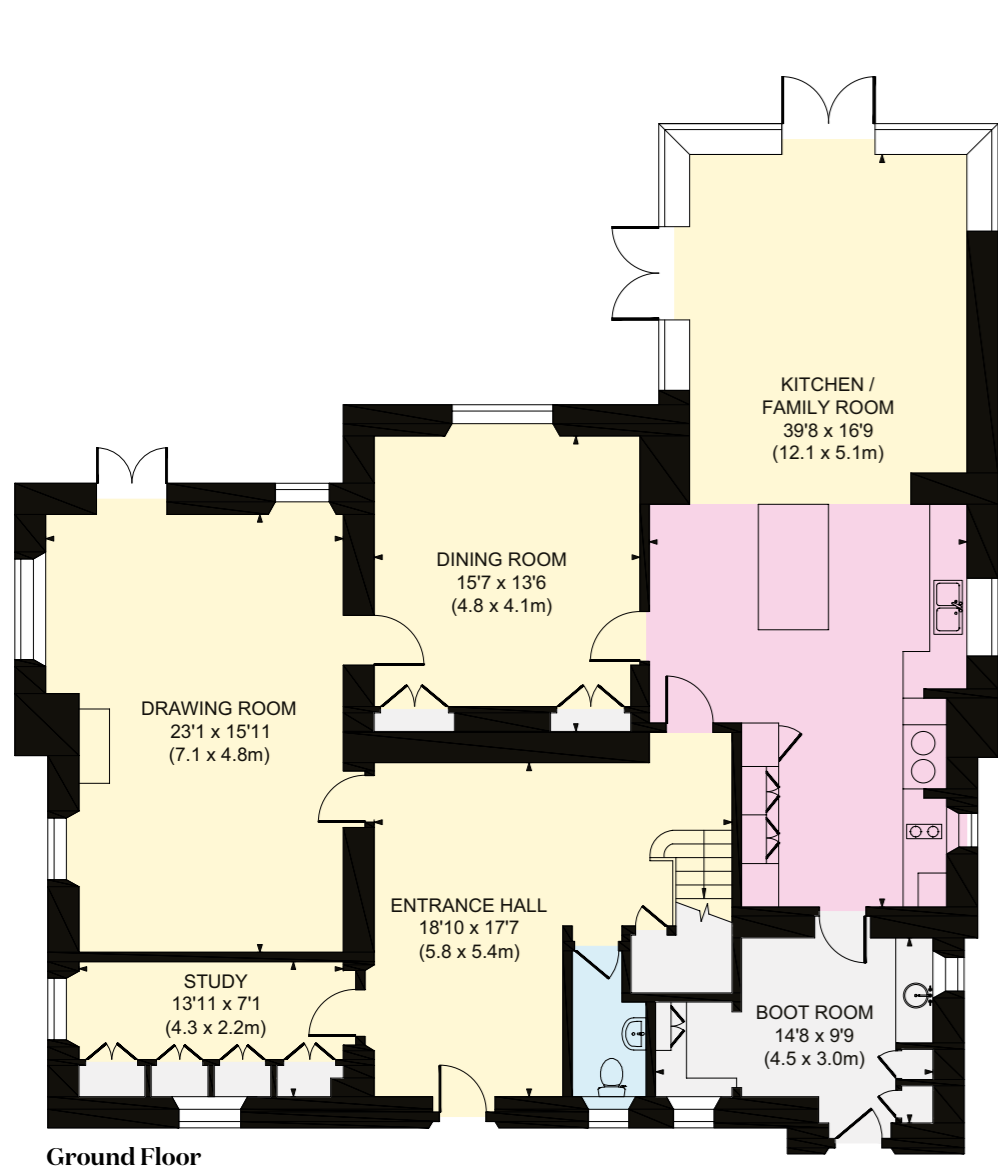
This beautifully presented country home offers an exceptional blend of elegance, scale and comfort, with interiors finished to a superb standard throughout.

The ground floor flows effortlessly from the welcoming reception hall into a series of light-filled living spaces, including a charming drawing room with an impressive fireplace and multiple aspects. At the heart of the home lies the expansive kitchen and family room. An outstanding open-plan space designed for both daily living and entertaining, it features a Mark Wilkinson kitchen with bespoke cabinetry, a large central island, an AGA, and seamless connection to the dining area. Together, these rooms create a warm and versatile environment perfectly suited to modern family life. Practicality is also thoughtfully addressed, with a well-appointed boot room and utility space positioned just off the kitchen, ideal for busy family life and country living.

Upstairs, the accommodation is equally impressive. The principal bedroom suite is exceptionally generous, offering a serene retreat with ample space, abundant natural light and an en suite bathroom. Four further bedrooms, two with en suite bathrooms, are beautifully appointed and finished with the same attention to detail seen throughout the home, providing versatile spaces suitable for a variety of needs.







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

Approximate Gross Internal Area
 Ground Floor 1,797 sq. ft / 166.95 sq. m
 First Floor 1,517 sq. ft / 140.98 sq. m
 Total 3,314 sq. ft / 307.93 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.





THE BARN

The Barn is an exceptional contemporary conversion, completed approximately five years ago, combining striking architectural design with superb versatility. In all, it offers up to five bedrooms and can be enjoyed as an impressive single home or arranged as two separate residential units.

The principal section of the property centres on an impressive, vaulted kitchen, dining and living space, where exposed timber framing and full-height glazing create a dramatic yet welcoming environment. Designed for modern living, this open-plan room is beautifully finished, offering generous proportions, abundant natural light and seamless connection to the surrounding gardens. A luxurious bedroom suite upstairs, together with a second bedroom and bathroom, completes this wing.



The adjoining accommodation sits seamlessly alongside the main space, yet is fully capable of operating independently. This secondary section includes its own entrance hall, a stylish kitchen, utility room and a bright reception room with French doors opening to the garden. Two further en suite bedrooms and an additional bedroom/study ensure comfort and privacy, while the overall arrangement gives the property notable flexibility for family life, guests, multigenerational occupation or ancillary use.

The layout allows The Barn to function as a five-bedroom home in its entirety, as two distinct dwellings with two bedrooms in one and three in the other, or it could be adapted to offer three separate accommodations.



Approximate Gross Internal Area
 Ground Floor Annexe 3,205 sq. ft / 297.72 sq. m
 First Floor Annexe 874 sq. ft / 40.14 sq. m
 Outbuilding 963 sq. ft / 89.50 sq. m
 Total 5,042 sq. ft / 427.36 sq. m

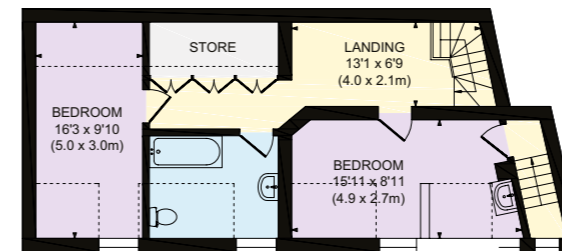
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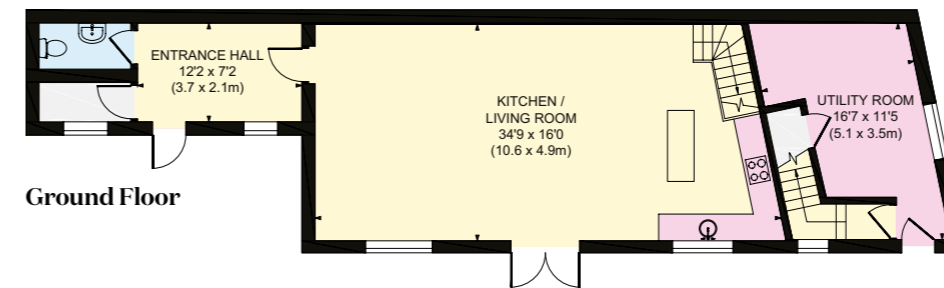
THE COTTAGE

The Cottage is a charming and characterful additional residence, offering wonderfully versatile accommodation ideal for extended family, guests or ancillary use. It includes an open-plan kitchen/living room, with French doors opening to the outside and enhancing the sense of space and light. The layout is thoughtfully arranged, with a welcoming entrance hall and cloakroom completing the ground floor.

Upstairs, the first floor provides two well-proportioned bedrooms and a generous landing area, all benefiting from The Cottage's appealing character and restful outlook. A useful store room offers additional flexibility for storage or home working.



First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor Cottage 680 sq. ft / 81.22 sq. m
 First Floor Cottage 577 sq. ft / 53.57 sq. m
 Total 1,257 sq. ft / 134.79 sq. m

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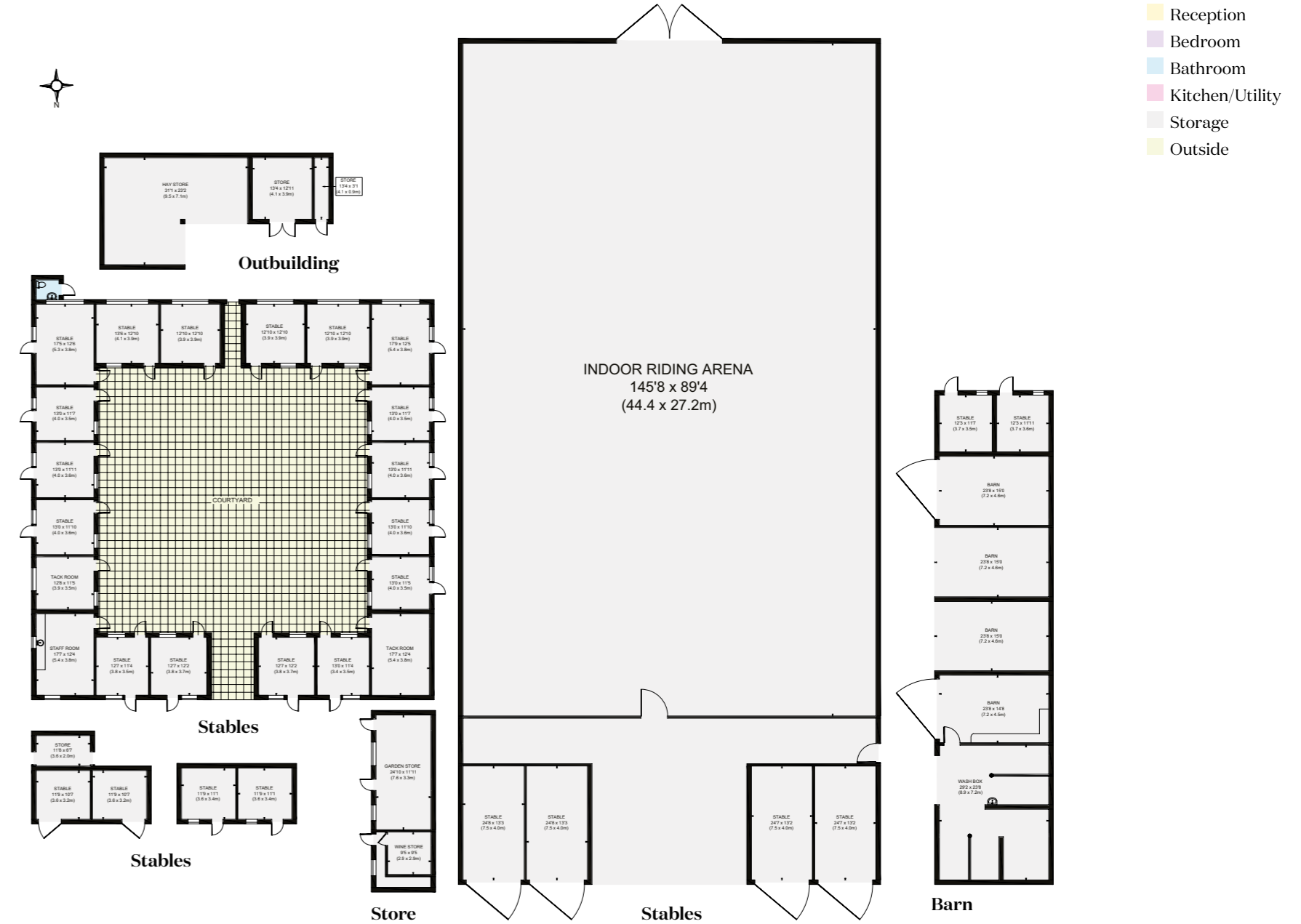


EQUESTRIAN FACILITIES

The stable yard forms an exceptional equestrian facility, thoughtfully arranged and extensive in scale. Seventeen well-proportioned stables are positioned around a central courtyard, accompanied by tack rooms, staff facilities, dedicated stores and generous barns. In addition, the property benefits from ten further stables, additional barns and a wash block, increasing capacity and versatility. This provides all the essentials for a private or professionally run yard and is currently being rented by an Olympian eventer. In addition to the comprehensive stable block, the property boasts a superb indoor riding arena, offering year-round training opportunities in all weather conditions. This is complemented by an excellent 60m x 30m outdoor arena, creating an outstanding set-up for schooling, exercise and competition preparation.



Approximate Gross Internal Area
 Barn 2,483 sq. ft / 230.72 sq. m
 Stables 20,247 sq. ft / 1,881.03 sq. m
 Store 444 sq. ft / 41.27 sq. m
 Total 23,174 sq. ft / 2,153.02 sq. m



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THE GROUNDS

Set within approximately 33.15 acres, the land offers two separate woodlands and an excellent equestrian environment, with ample turnout, secure boundaries, generous space for year-round exercise on well drained sandy soil, and a cross-country training field as well as flat ground suitable for show jumping, polo or its current use as a comprehensive eventing set up.

Offering a beautifully open landscape perfectly suited to horses, the setting combines scale, quality and versatility, ensuring the stable area represents a truly first-class equestrian environment within an impressive countryside backdrop.





PROPERTY INFORMATION

Agents Note: A public footpath crosses the farm, entering from Pilgrim's Way on the southern boundary and running north-east across the fields. It continues toward The Street and the wider local network of rural paths.

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

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Coneycroft Farm – Band D, The Barn – Band C, The Cottage – Band E

Council Tax Band: H

Tenure: Freehold

Directions (Postcode: GU3 1DN)

What3words: ///peanut.eggshell.logo

Distances

Local towns: Guildford 3.2 miles, Farncombe 5.9 miles, Godalming 6.8 miles.

Train stations: Guildford mainline station 2.8 miles (from 32 minutes to London Waterloo), Farncombe station 2.6 miles (from 35 minutes to London Waterloo), Godalming station 3.4 miles (London Waterloo from 39 minutes).

Roads: A3 Guildford and Godalming Bypass 0.8 miles, M25 (Wisley Junction 10) 12.5 miles.

Airports: London Heathrow 27.4 miles, London Gatwick 37.3 miles (All distances and times approximate)

Viewings: Viewing is strictly by appointment through Knight Frank.



