



SUSSEX FARM

Nr Send, Surrey



AN EXQUISITE COUNTRY HOUSE SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS IN A HIGHLY SOUGHT-AFTER RURAL LOCATION

Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast/family room | Boot room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms
Family bathroom | Vaulted landing with study area

Superb annexe with studio room, shower room and kitchen | Glazed link to cinema/games room with shower room

Carport | Log store | Further double barn style garage with store | Summer house

Tractor store | Two stables | Tack room and hay store | Hobby room/garden office

Beautiful gardens | Paddocks | Woodland

In all about 9 acres

Distances: East Clandon 2 miles, West Clandon Station 2 miles (Clandon to Waterloo from 50 minutes)

Ripley 2 miles, Guildford 5 miles, Woking 5 miles (Woking to London Waterloo from 23 minutes)

(All distances and times are approximate)



LOCATION

Sussex Farm is situated in a wonderful rural setting between the villages of East and West Clandon, and Ripley, amidst miles of open fields and with far reaching farmland views from every window. Send village with its range of local shops is only about two miles away, whilst the pretty village of Ripley with its excellent pubs, farm shops and restaurants is only two miles.

Woking is approximately five miles away and provides a comprehensive range of shopping and recreational facilities as well as the mainline station providing a fast service to London Waterloo from approximately 23 minutes.

Guildford is about five miles to the south and offers a truly cosmopolitan atmosphere with excellent shopping centred on the historic cobbled High Street with numerous cafés, restaurants and bars catering for all tastes.

The A3 is nearby providing fast access to the M25 and London as well as Heathrow and Gatwick airports.

Sussex Farm backs on to a large farming and sporting estate whilst there are numerous footpaths and bridleways within easy reach making this an ideal country retreat for the walking, cycling and riding enthusiast.





SUSSEX FARM

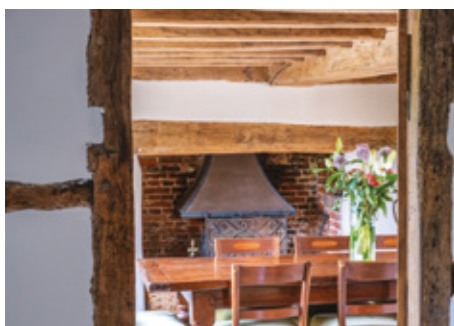
Sussex Farm is a Grade II listed farmhouse which we understand dates from the 16th century and has been sympathetically modernised by our clients to offer beautifully presented accommodation with the benefit of superb secondary accommodation.

The house is typical of its age with an exposed timber frame with whitewashed render infills and tile hung at the back under a plain tiled roof.

The accommodation combines elegant proportions with a versatile layout, ideally suited to both family living and entertaining. Internally, the house offers a series of beautifully appointed reception rooms with a strong connection to the garden. Large windows and doors create a natural flow of light, while exposed beams and fireplaces add warmth and character throughout.



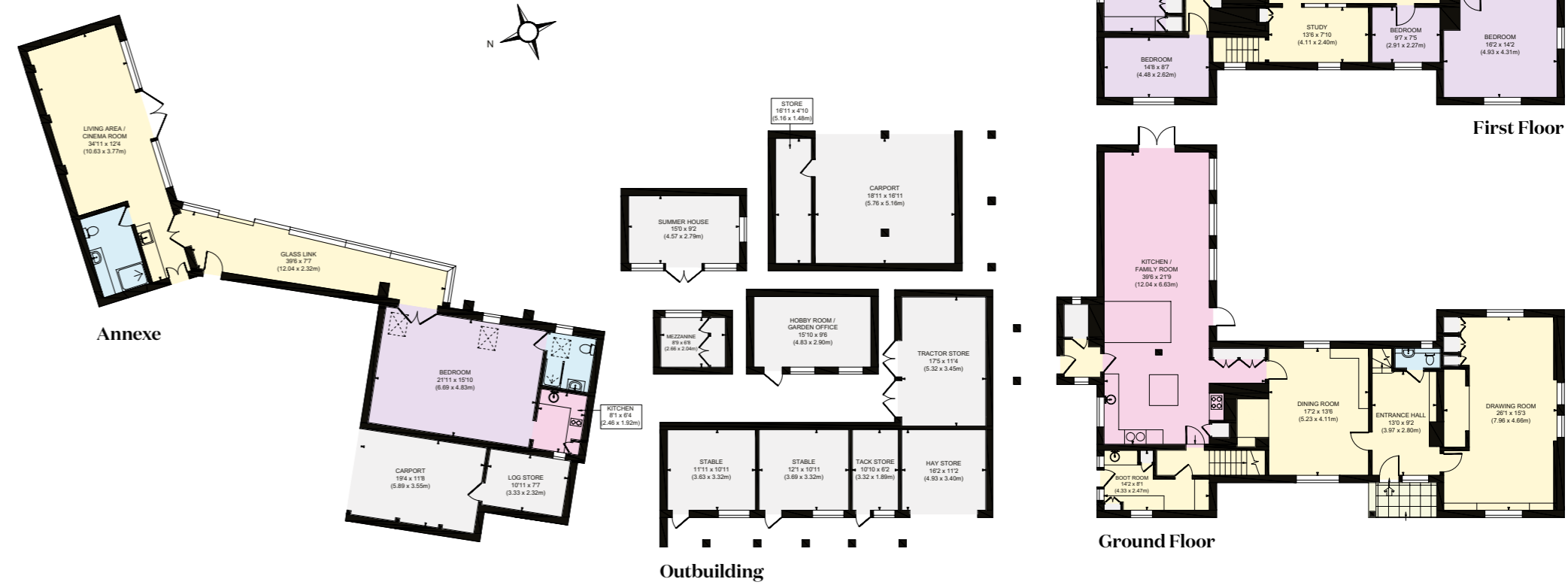
The kitchen/breakfast/family room forms the heart of the home, designed for both everyday family life and entertaining. Bedrooms are thoughtfully arranged to provide comfortable and private accommodation including a sensational principal bedroom suite, with views across the surrounding gardens and grounds.







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



Approximate Gross Internal Area
 Main House 3,345 sq. ft / 310.80 sq. m
 Annexe 1,120 sq. ft / 104.06 sq. m
 Outbuilding 1,018 sq. ft / 94.58 sq. m
 Carports 693 sq. ft / 64.41 sq. m
 Total 6,176 sq. ft / 573.85 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.



GARDENS AND GROUNDS

The gardens at Sussex Farm are a true highlight and have been meticulously landscaped to create a series of distinct yet harmonious outdoor spaces. Expanses of level lawn are framed by mature trees and well-stocked borders featuring sensational seasonal planting. A large stone terrace adjoining the house provides an ideal setting for outdoor dining and entertaining including a timber pergola draped in climbing plants, creating a perfect setting for outdoor entertaining.



Sussex Farm represents a rare opportunity to acquire a charming period country house in a highly convenient setting. With beautifully landscaped gardens, fields and woodland as well as characterful accommodation and excellent accessibility, the property offers the perfect balance of rural charm and modern living.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water and electricity, oil fired central heating and a Klargester private drainage system.

Viewing: All viewings are strictly by prior appointment only with the agent.

Local Authority: Guildford Borough Council: 01483 505050

EPC: TBC

Council Tax Band: H

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (GU23 7LG)

what3words: ///frog.trend.lamps

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