



THE CHANTRY

Gomshall, Surrey



THE MOST EXQUISITE POSITION WITH FAR-REACHING VIEWS TOWARDS RANMORE COMMON AND NEWLANDS CORNER

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen/breakfast room | Family room with dining area
Play room/bedroom with family bathroom | Utility room

Three bedrooms | Family bathroom | Separate cloakroom

First Floor: Principal bedroom with en suite | Two further bedrooms | Bathroom | Shower room

Outbuildings: Double garage with store room | Storage above

In all about 1 acre

Distances

Local villages: Shere 1.4 miles, Abinger Hammer 1.6 miles, Cranleigh 6.3 miles

Train stations: Gomshall station 1 mile (London Waterloo from 51 minutes), Horsley station 7.2 miles (London Waterloo from 44 minutes), Dorking (main) station 7.2 miles, (London Waterloo from 53 minutes, London Victoria 56 minutes)
Guildford mainline station 7.6 miles (from 32 minutes to London Waterloo)

Roads: A3 West Clandon 6.9 miles, M25 (Wisley Junction 10) 11.1 miles

Airports: London Heathrow 25.4 miles, London Gatwick 18.8 miles (All distances and times are approximate)



SITUATION

The Chantry occupies a superb position to the south of Gomshall, a highly regarded village nestled within the Surrey Hills Area of Outstanding Natural Beauty. Admired for its period charm and countryside setting, Gomshall offers a desirable lifestyle with a strong sense of community and an array of local amenities. A selection of well-regarded cafés, traditional pubs and a fine dining restaurant are all within easy reach, while the surrounding rolling hills and scenic footpaths provide a truly idyllic backdrop.

There is a superb selection of schools in the area, including Duke of Kent in Ewhurst, Hurtwood House in Hurtwood, Cranleigh School in Cranleigh, St Catherine's in Bramley, Longacre in Shamley Green, Charterhouse in Godalming and St Teresa's in Effingham, amongst many others.

The local area presents an exceptional range of leisure opportunities to suit a broad spectrum of interests, Golf enthusiasts are particularly well served, with a number of outstanding courses nearby, including Cranleigh Golf and Leisure, Gratton Manor and Wildwood Golf and Country Club.



For those with a passion for country pursuits, there are several nearby estates offering shooting and fishing, while polo can be enjoyed at the esteemed Hurtwood Park Polo Club. Motorsport and equestrian racing are also within easy reach, with Goodwood and Epsom Downs hosting a year-round calendar of prestigious events. For more contemporary sporting facilities, Surrey Sports Park offers world-class training amenities, catering to both elite athletes and the wider community.

Easily accessible from Gomshall, the Surrey Hills Area of Outstanding Natural Beauty offers an exceptional natural landscape characterised by ancient woodland, far-reaching views, and an extensive network of scenic trails. Notable highlights include Holmbury Hill, Leith Hill, St Martha's and Newlands Corner- all of which provide outstanding opportunities for walking, cycling, mountain biking and horse riding. This unspoilt countryside setting makes the area a genuine haven for outdoor pursuits and nature lovers alike.

THE CHANTRY

The Chantry has been a much-loved family home for our clients for over 40 years and occupies a truly special elevated setting with panoramic, far-reaching views towards Ranmore Common.

During our clients' tenure, The Chantry has been modestly extended and well maintained, and now provides an incoming purchaser with a wonderful opportunity to update and further extend, subject to the usual planning consents.

The property is arranged over two floors, both of which enjoy the beautiful views. The ground floor offers versatile accommodation, with the large kitchen/breakfast room at the centre of the home, featuring sliding doors to the rear garden. There are two spacious reception rooms, three bedrooms, a family bathroom and a separate cloakroom. In addition, there is a playroom and a further bathroom, which could be used as an additional bedroom.





On the first floor is the principal bedroom with en suite bathroom, two further bedrooms sharing a small bathroom, as well as a study and a separate cloakroom.



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



Approximate Gross Internal Area
 Main House 3,554 sq. ft / 330.16 sq. m
 Garage 286 sq. ft / 26.61 sq. m
 Storage 342 sq. ft / 31.77 sq. m
 Shed 96 sq. ft / 9.0 sq. m
 Total 4,279 sq. ft / 397.54 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.



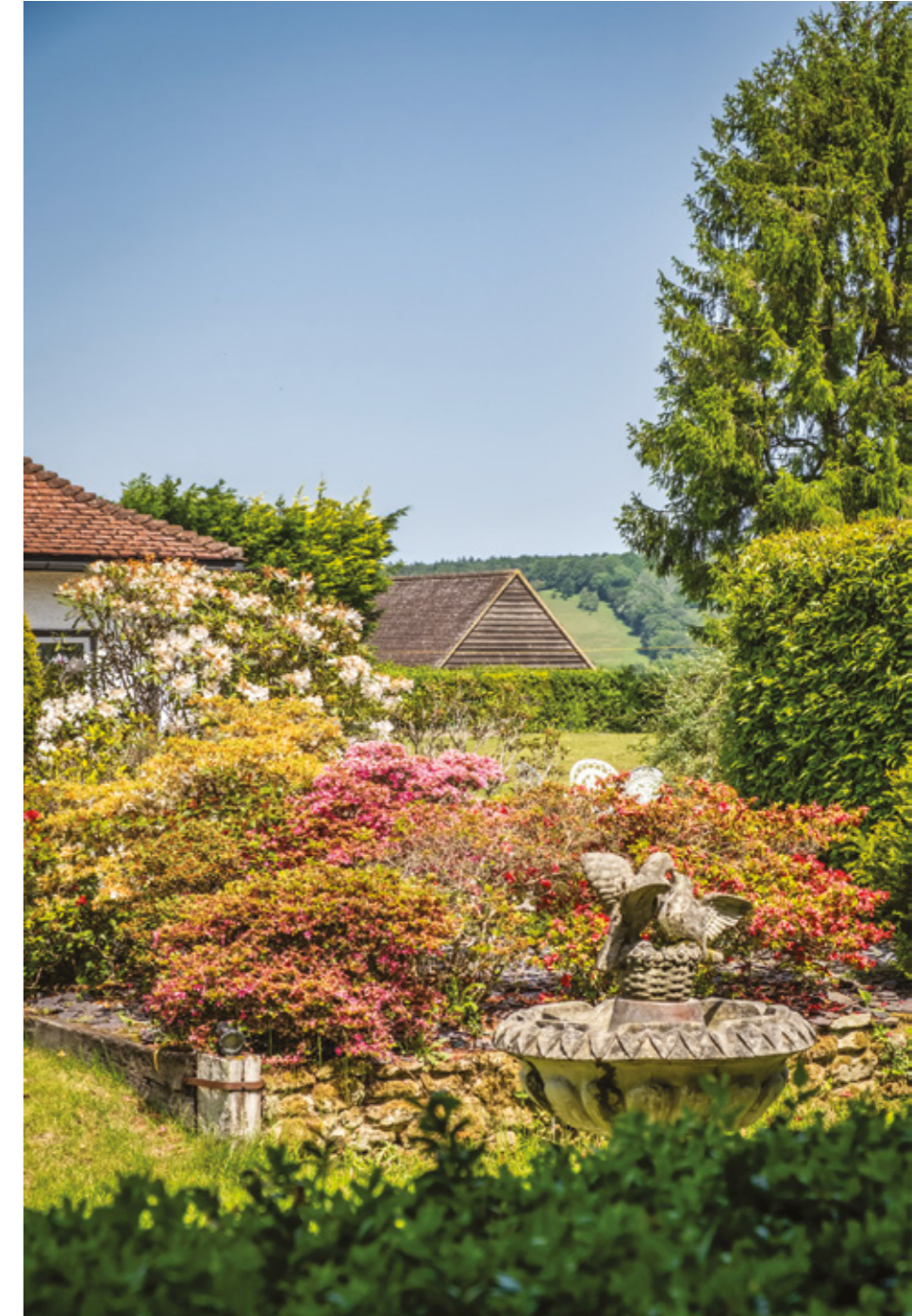
GARDENS AND GROUNDS

The Chantry is set back and well screened from the road, sitting centrally within approximately one acre of grounds.

As you enter, the front garden is particularly spacious, featuring an in-and-out gravel driveway, a large level lawn with a mature oak tree, and a feature pond. Positioned in one corner of the plot is a detached double garage, with additional storage on the ground floor for garden equipment and further storage on the first floor.

On the south side of the property there is a significant amount of space, with mature hedging and two large flower beds hosting an array of specimen plants and flowers. To the rear, a wraparound terrace leads onto a level garden, predominantly laid to lawn, which previously accommodated a grass tennis court.

The rear garden adjoins paddocks and the rolling hills beyond, while being bordered by a mature hedge and fencing.





PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

Tenure: Freehold

EPC: C

Directions

Postcode: GU5 9QE

What3words: ///loved.statue.making

Viewings: Viewing is strictly by appointment through Knight Frank.

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