

WYKEHURST FARM

Ewhurst, Surrey





A PERFECTLY SITUATED COMPACT COUNTRY ESTATE, IN THE MOST TRANQUIL SETTING WITH STUNNING VIEWS

Summary of accommodation

Main House

Ground Floor: Entrance hall | Drawing room | Dining room | Sitting room | Sun room

Open plan kitchen and breakfast room | Utility room | Guest cloakroom

First Floor: Principal bedroom suite with dressing room and en suite bathroom

Three further bedrooms, two with en suite bathrooms | Family bathroom

The Cottage

Ground Floor: Living room | Kitchen | Dining room | Bedroom with en suite bathroom and sauna

Adjoining barn with gardeners' room and cloakroom, two storerooms and tool shed

First Floor: Principal bedroom | Second bedroom | Bathroom

Party Barn

Ground Floor: Drawing room | Kitchen | Bedroom with en suite shower room | External storerooms including wine store

First Floor: Further bedroom

Garden and Grounds: Pool house with bar, changing room with shower and wc, plant room and store

Extensive stabling with eight stables, two tack rooms and adjoining garage | Greenhouse | Pond | Swimming pool | Tennis court

In all about 40.69 acres

SITUATION

Wykehurst Farm is situated in a spectacular elevated setting half a mile from the charming village of Ewhurst in the Surrey Hills, offering tranquil rural surroundings, scenic countryside, walking trails, and a strong community. With a mix of period cottages and a rich history, including the 12th-century St Peter and St Paul Church, it provides a peaceful retreat for those seeking a countryside lifestyle. Nearby Cranleigh offers further services, while Guildford and Godalming are within easy reach for more extensive amenities and transport links. Ewhurst combines the best of peaceful village life with convenient access to larger towns, making it a highly sought-after location for both relaxation and practicality.

There are some excellent schools in the area, including Ewhurst Primary School, Duke of Kent School in Ewhurst, St Catherine’s School in Bramley, Cranleigh School in Cranleigh, Charterhouse in Godalming, Cranmore School in West Horsley, St Teresa’s School in Effingham, as well as The Royal Grammar School, The Royal Grammar School Prep, Guildford High School and Tormead, all in Guildford.

Ewhurst offers an exceptional range of outdoor pursuits that blend seamlessly with its idyllic rural setting. Surrounded by rolling hills and ancient woodlands, the area is a haven for walking and hiking enthusiasts, with an abundance of scenic trails that invite exploration. Cycling is another popular activity, with quiet country lanes and stunning landscapes providing the perfect backdrop for leisurely rides or more invigorating routes.

The village boasts a selection of traditional pubs, including The Bulls Head Inn and The Parrot, which are ideal spots to unwind after a day in the great outdoors. Ewhurst also attracts families, with the Sayers Croft Outdoor Learning Centre providing children with the opportunity to immerse themselves in nature, learn about the environment and engage in hands-on outdoor activities. Nearby Cranleigh offers a range of shops, cafés and cultural events, ensuring residents have easy access to all essential amenities.



Distances: Ewhurst village 1.3 miles, Cranleigh village 3.8 miles, Guildford town centre 11.9 miles, London 37.8 miles

Trains: Gomshall train station 5.9 miles (London Waterloo from 53 minutes), Dorking main station 12.6 miles (London Waterloo from 53 minutes, London Victoria from 58 minutes), Guildford 11.2 miles (London Waterloo from 33 minutes)

Roads: A3 Burpham (northbound) 10.3 miles, A3 West Clandon (southbound) 10.2 miles, M25 (Wisley Junction 10) 14.5 miles

Airports: London Heathrow 29.8 miles, London Gatwick 18 miles
(All distances and times are approximate)



WYKEHURST FARM

Wykehurst Farm is nestled beside Pitch Hill, within the Surrey Hills Area of Outstanding Natural Beauty, occupying a truly spectacular and peaceful position with wonderful southerly views. The property sits in over forty acres, which surround the house and protect these wonderful views.

This attractive Grade II listed farmhouse is believed to date back to the 16th century and enjoys a wealth of character and charm throughout, whilst having been beautifully maintained and upgraded during our clients' ownership.

Upon entering the property, there is a large drawing room full of character, with windows overlooking the rear garden, as well as inglenook fireplaces at either end of the room.

In 2005, the property underwent a double-height Bargate stone extension, creating a wonderful and well-equipped kitchen with a large central island that flows through to the informal dining area.



The dining room is accessed from the breakfast room and leads through to the sitting room, both of which feature original fireplaces. The sun room is a thoughtfully designed addition, with curved windows that make the most of the stunning gardens and panoramic views.







Approximate Gross Internal Area
Main House 4,122 sq. ft / 382.92 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.

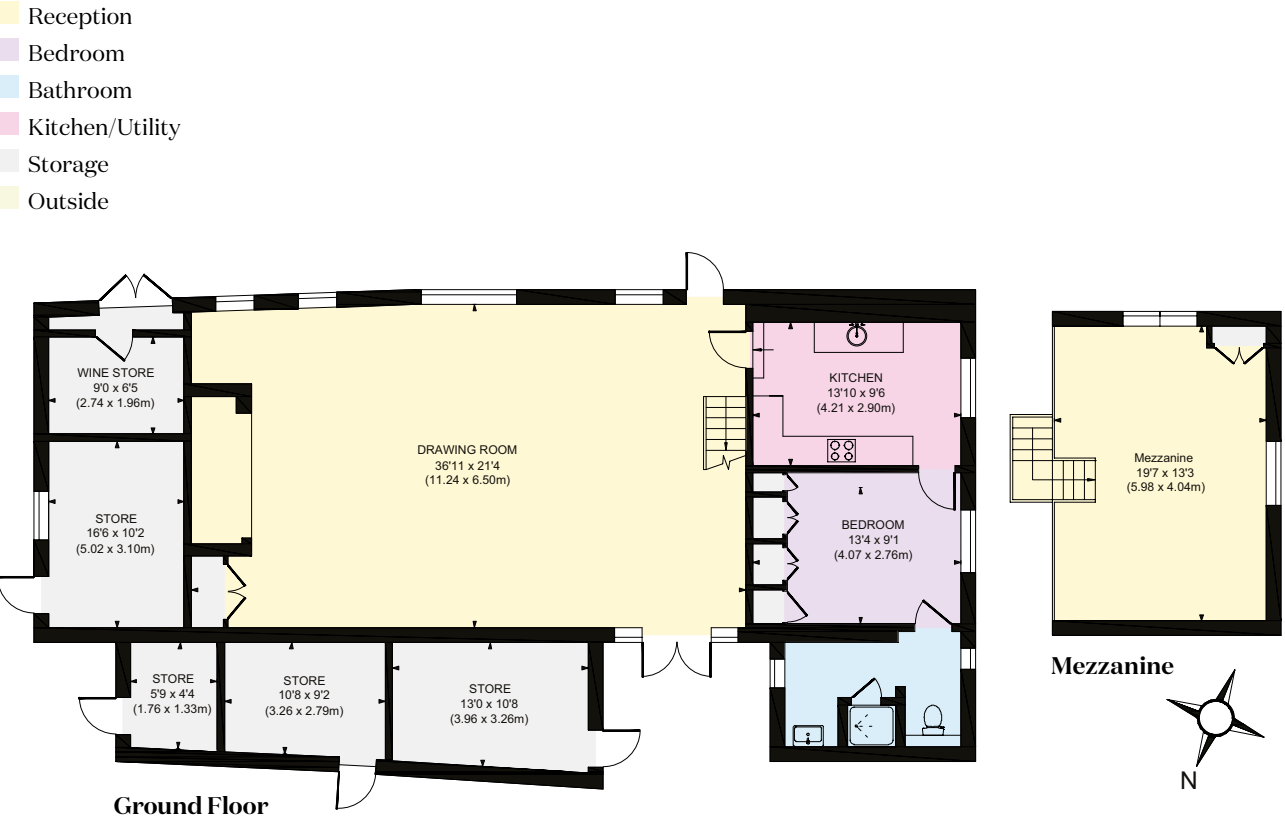


On the first floor, the principal bedroom benefits from a spacious en suite bathroom and a dressing room. The double-height extension created a generous guest bedroom with an en suite bathroom. There is a further double bedroom with an en suite bathroom, while a separate shower room serves the fourth bedroom.



PARTY BARN

The period barn is attractively positioned to the front of the main house and opposite The Cottage, creating a charming courtyard setting. Beneath its distinctive catslide roof, a glazed entrance opens into an exceptional entertaining space, full of character and featuring exposed original timbers, vaulted ceilings and an impressive fireplace. The barn also comprises a kitchen, bedroom and bathroom, together with a mezzanine level providing additional accommodation.

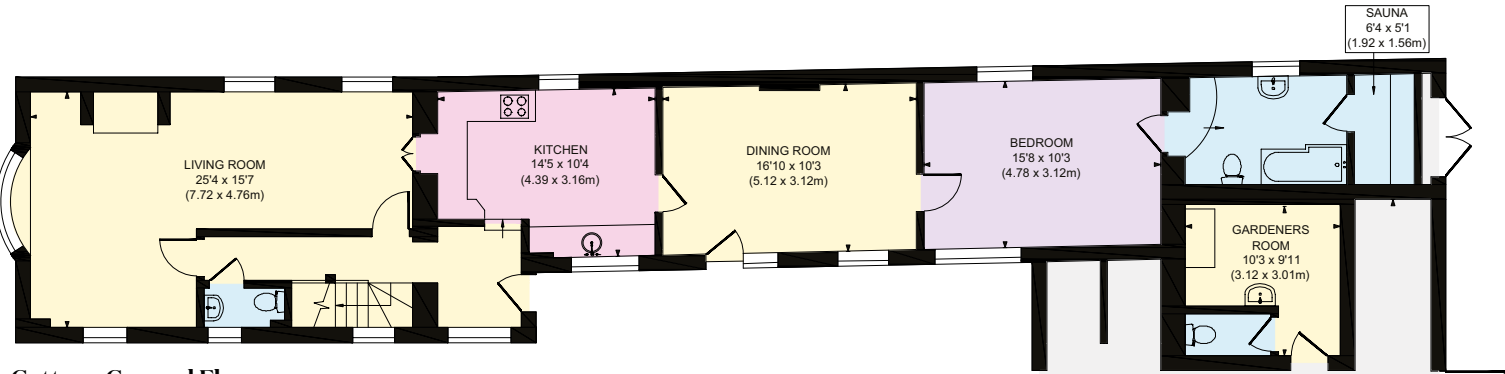


COTTAGE

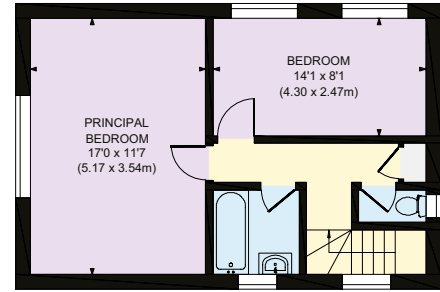
Constructed partly of Bargate stone and red brick beneath a clay tile roof, The Cottage provides attractive secondary accommodation. The accommodation includes a well-equipped kitchen, a living room with a fireplace, a dining room, three bedrooms, two bathrooms and two separate cloakrooms.



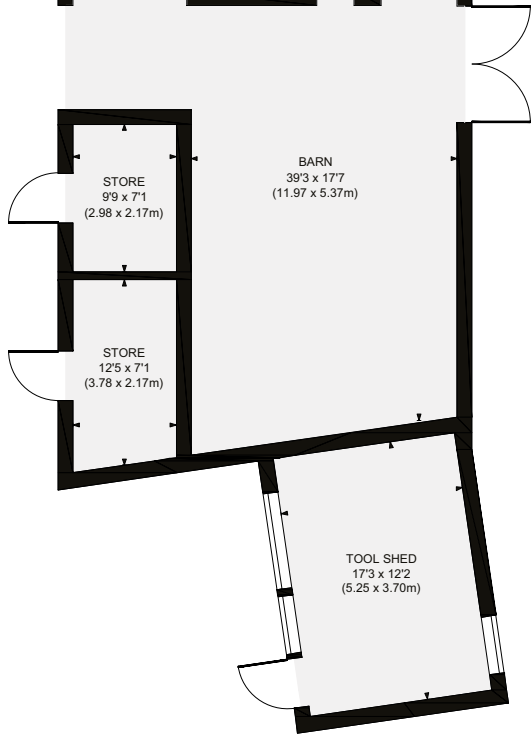
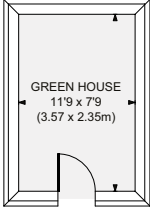
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cottage Ground Floor



Cottage First Floor



Approximate Gross Internal Area
The Cottage 2,743 sq. ft / 254.85 sq. m

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GARDEN AND GROUNDS

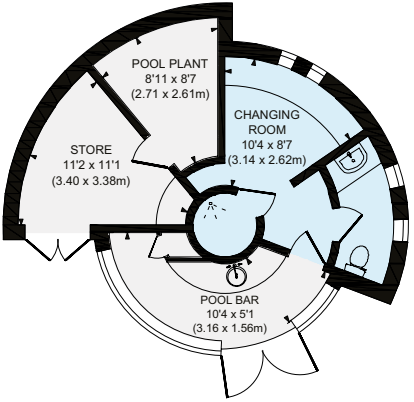
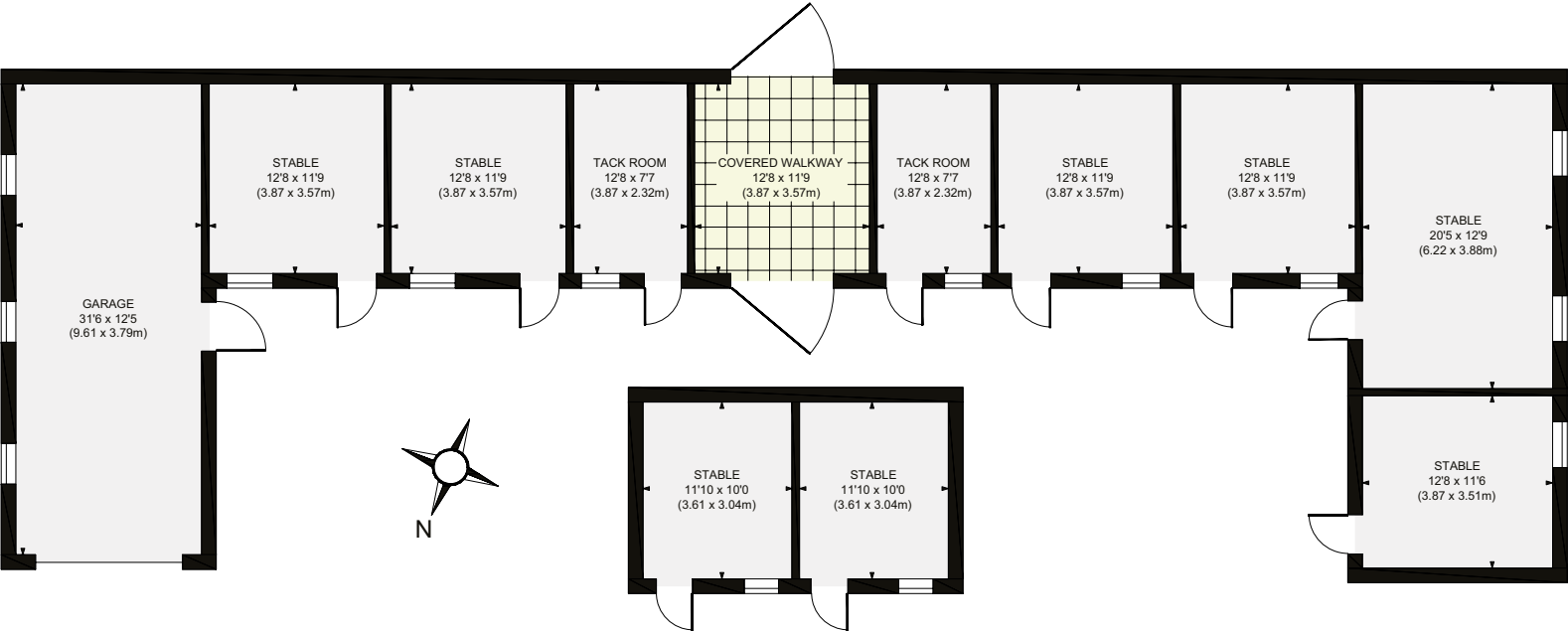
The gardens and grounds at Wykehurst Farm are a true highlight of the property, having been meticulously landscaped and beautifully maintained to create an exceptional setting around the house. Sweeping lawns are interspersed with an impressive collection of mature specimen trees, flowering plants and ornamental shrubs, providing colour and interest throughout the seasons. To the east lies a productive orchard, while a tennis court provides excellent opportunities for recreation.

Perfectly positioned to take advantage of the property's elevated setting and far-reaching southerly views, the swimming pool enjoys a stunning outlook across the surrounding countryside. Complementing the pool is a well-appointed pool house incorporating a bar, changing facilities and useful storage, creating an ideal space for both entertaining and relaxing during the summer months.

Beyond the formal gardens, the wider grounds provide a wonderful sense of privacy and tranquillity, making Wykehurst Farm a remarkable country house in an outstanding Surrey Hills setting.







Approximate Gross Internal Area
Pool House 353 sq. ft / 32.76 sq. m
Garage 392 sq. ft / 36.42 sq. m
Outbuilding 1,564 sq. ft / 145.33 sq. m

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PROPERTY INFORMATION

Services: We are advised by our clients that the property has the following services:

- Mains water and electricity serving the main house, cottage and barn.
- Oil-fired central heating serving the main house and cottage.
- Air-source heat pump serving the pool.
- Electric heating in the barn.
- Private drainage serving all buildings.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate:

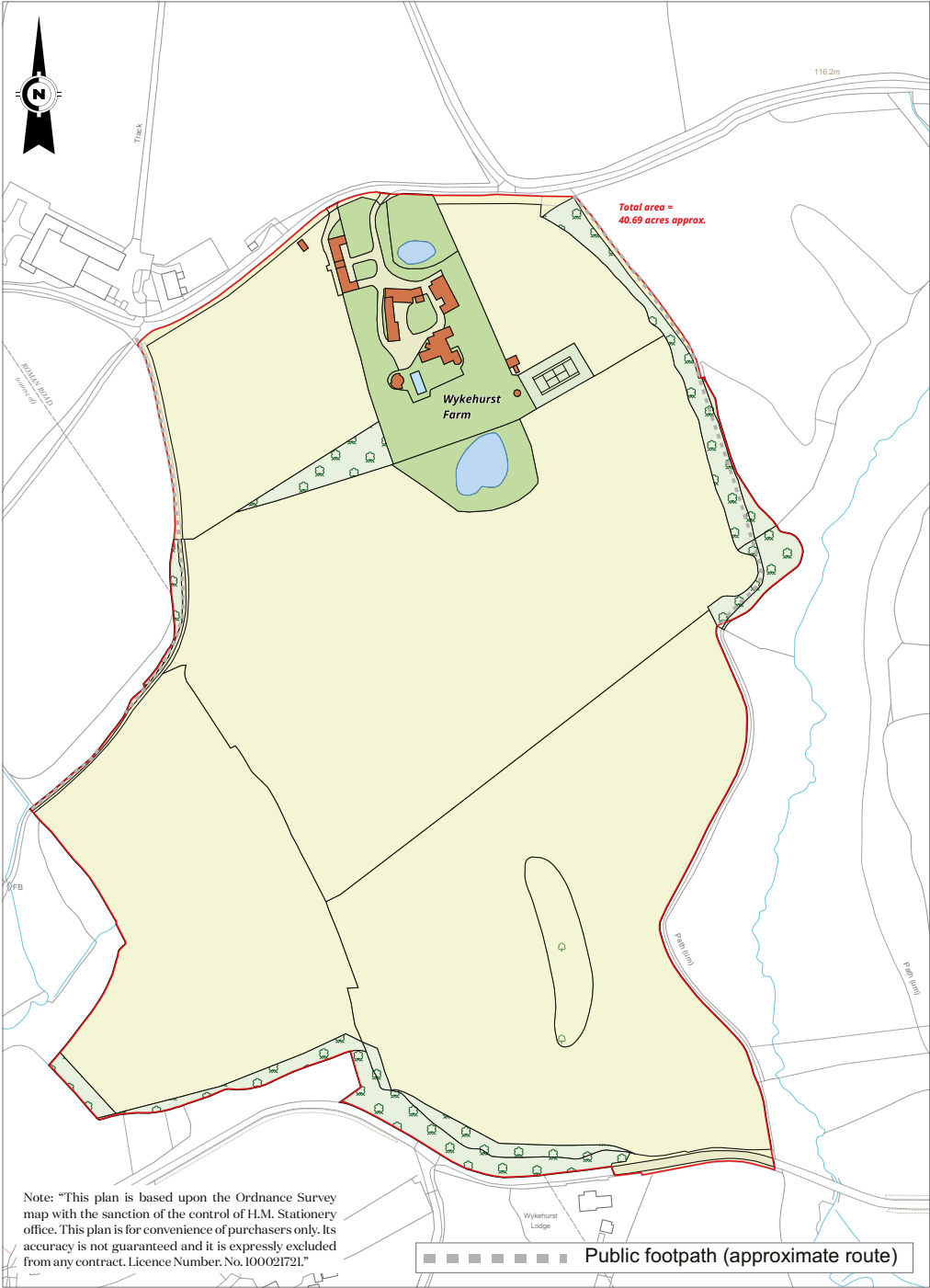
Wykehurst Farm Rating E Party Barn Rating G
The Cottage Rating F

Council Tax Band: G

Tenure: Freehold

Directions: Postcode: GU6 7PW | What3Words: ///drip.brightens.spark

Viewings: Viewing is strictly by appointment through Knight Frank.



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