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Knight Frank



CYPRESS FARM

Compton, Guildford, Surrey



AN EXCEPTIONAL SMALL FARM WITH 18 ACRES AND EXTENSIVE EQUESTRIAN AND COMMERCIAL OUTBUILDINGS IN A HIGHLY SOUGHT-AFTER SURREY VILLAGE SETTING

Summary of accommodation

Main House

Drawing room | Dining room | Farmhouse kitchen | Family room | Utility room | Pantry | Cloakroom
Principal bedroom suite | Four further bedrooms | Two further bathrooms with separate cloakrooms

Main house: Approximately 2634 sq ft

Outbuildings

Extensive barn with multiple loose boxes | Further barns including substantial car storage | Tractor barn | Workshop | office and barn | Changing room with utility room and cloakroom

Outbuildings: Approximately 10,884 sq ft

Total: Approximately 13,518 sq ft

In all about 18.517 acres

SITUATION

Cypress Farm enjoys an attractive position on the edge of the desirable village of Compton, one of Surrey's most sought-after rural communities. Surrounded by beautiful countryside and with excellent access to the Surrey Hills National Landscape, the area is renowned for its network of bridleways, footpaths and riding country.

Guildford offers an extensive range of shopping, leisure and cultural amenities, together with excellent rail services to London Waterloo. The nearby A3 provides convenient access to London, the M25, Heathrow and the wider motorway network.

The area is particularly well served by both state and independent schools including Guildford County School, Charterhouse, Royal Grammar School, Guildford High School, St Catherine's School, Aldro and Tormead.

Distances
A3 – 0.5 miles, Guildford – 3 miles, Godalming – 4.1 miles
(All distances are approximate)









CYPRESS FARM

Cypress Farm is a substantial Grade II listed country house extending to approximately 2,634 sq ft, complemented by over 10,000 sq ft of ancillary buildings including stabling, barns, garaging, workshops and offices, offering outstanding flexibility for equestrian, rural business and lifestyle use.

Offering a rare combination of a comfortable family home which requires an element of modernisation, extensive equestrian facilities, and a remarkable range of commercial-scale outbuildings. Set within attractive Surrey countryside close to the highly regarded village of Compton, the property presents a unique opportunity for those seeking a country lifestyle with considerable versatility.

The principal house provides well-balanced accommodation arranged over two floors. The ground floor centres around an impressive drawing room measuring over 22 feet in length, complemented by a formal dining room and a generous farmhouse kitchen/breakfast room. A separate family room offers additional reception space, whilst the utility room and pantry provide practical day-to-day functionality.

On the first floor, the principal bedroom suite is accompanied by four further bedrooms, creating excellent family accommodation and flexibility for guests or home working.









OUTBUILDINGS

A particular feature of Cypress Farm is the extensive range of outbuildings which are rarely found in conjunction with a house of this scale.

The impressive stable complex incorporates a number of loose boxes together with tack and storage areas. Beyond the equestrian facilities, there are substantial barns, workshops and storage buildings capable of supporting a variety of agricultural, equestrian or business uses, subject to any necessary consents. The office accommodation, changing facilities and large garage building further enhance the property's practicality and potential.













GARDEN AND GROUNDS

The property's grounds provide an ideal setting for both family and equestrian life, with the house and buildings arranged to maximise practicality and enjoyment of the surrounding countryside. The combination of residential, equestrian and operational space creates a highly adaptable farm environment suited to a wide range of purchasers.











PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: D

Council Tax Band: H

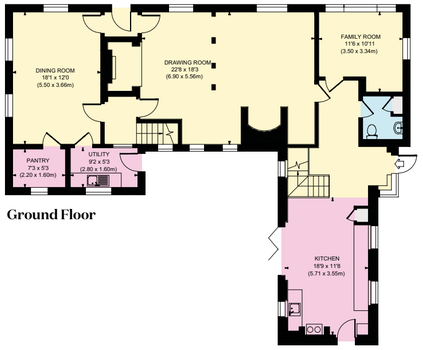
Tenure: Freehold

Directions: GU3 1ED | **What3words:** ///downfield.saucepan.enveloped

Viewings: Viewing is strictly by appointment through Knight Frank and Strutt & Parker.



First Floor



Ground Floor

Approximate Gross Internal Area
Main House: 2,634 sq. ft / 244.72 sq. m
Garage: 1,812 sq. ft / 168.39 sq. m
Outbuildings: 9,072 sq. ft / 842.77 sq. m
Total: 13,518 sq. ft / 1,255.88 sq. m



Outbuildings

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.

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We would be delighted to tell you more.

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