

WILLOW POOL







WILLOW POOL

SEND MARSH GREEN, RIPLEY, SURREY, GU23 6JS

A substantial 11,000 sq. ft early 17th Century six-bedroom family home which has been meticulously extended. With a stunning Elizabethan vaulted Grand Hall, bespoke kitchen, tennis court, and swimming pool. In all 1.37 acres.

- Glazed cloister, vaulted drawing room, Grand Hall/dining room, sitting room
 - Family room, study, billiards room
 - Bespoke kitchen/breakfast room by Turner & Foye
- Separate office annex with boardroom and mezzanine office floor, kitchen, and cloakroom
 - Principle bedroom suite with dressing room and en suite bathroom
 - Four further bedroom suites, sixth bedroom and a shower room
- Gym, double garage, oak framed car port, greenhouse, multiple stores
- Private landscaped gardens with large spring-fed pond, tennis court, and swimming pool

Clandon Station 2.5 miles (London Waterloo 54 mins), East Horsley 4.5 miles (London Waterloo 41 mins), Cobham 4.5 miles, Woking 5.6 miles (London Waterloo from 24 minutes), Guildford 6.3 miles, London 26 miles, Heathrow Airport 16.4 miles, Gatwick Airport 24.8 miles (all distances and times are approximate)





THE LOCATION

Willow Pool sits in an enviable position on Send Marsh Village Green, yet is discreetly screened by walled gardens, mature trees, and yew hedging. The village was first recorded in 1063 and is steeped in history with an abundance of charming traditional cottages. The Green plays host to a fantastic annual bonfire and fireworks night with a torchlight procession from the 15th Century Sadlers Arms public house. Willow Pool is within walking distance from the Papercourt Sailing Club and Fishery. Miles of footpaths and the River Way are also close by for those lovely country walks.

Close by is the village of Ripley, a trendy, enjoyable village again adorned with period cottages and listed buildings that line the high street with specialist shops, a Michelin star restaurant, public houses, a supermarket, and a hotel. The nearby towns of Cobham and Guildford provide a wide selection of restaurants, shopping, and entertainment, supplemented by a fast train service to London and the southwest. The M3 and A3 lead to London and the south coast, junction 10 of the M25 is approximately 2 miles away, providing access to the national motorway network and London's international airports.

The area is renowned for outstanding schooling and the following are within easy driving distance: Cranmore, Ripley Court, Hoebridge, Charterhouse, Guildford High School, Epsom College, Royal Grammar School, ACS International School, and Danes Hill School to name but a few. Sporting facilities in the area include the neighbouring Wisley Golf Club, Worplesdon Golf Club, Woking Golf Club and Westhill Golf Club. The large village green supports, cricket, football, and other activities plus a fabulous annual Guy Fawkes night celebration.

The surrounding area is well known for its excellent network of footpaths and bridleways, including the Wey Navigation and the popular RHS Garden at Wisley.







THE PROPERTY

Willow Pool we believe dates to 1648 and has been carefully and sympathetically extended to offer all the modern requirements we have come to expect. Set behind a high natural boundary and accessed via double electric gates, you sweep into a large, gravelled parking area, and the stone-arched entrance becomes visible.

Stepping through this glorious stone-arched entrance, a glazed cloister provides a true sense of arrival and a moment to enjoy the landscaped gardens that wrap around the house. This vaulted modern oak-framed hallway with stone-flagged floors is bright and welcoming and serves as the perfect link between the original old house and its newer additions.







Parallel to this fabulous, glazed link is a hand-made bespoke kitchen/breakfast room fitted and designed by Messer Turner & Froye of Esher. Shaker-style cabinets have been finished in a glorious dual-tone, with the most striking curved central island providing ample preparation areas and breakfast bar seating for those informal gatherings. The use of Nero Zimbabwe chiselled granite with rockface edges is seldom seen and adds a real sense of opulence and rarity. For the budding chef, a four-oven Aga finished in deep navy with a side module along with a summer oven, induction hob and steam drawers, pantry, and large American-style fridge freezer all add those much need modern appliances for the largest of gatherings. This hub of the home is substantial in size and enjoys ample space for a large breakfast table and seating areas. A separate utility room is also accessed from this area.

Internal bi-fold doors open to the magnificent Elizabethan Grand Hall, with high oak arches reaching skyward. Stunning traditional craftsmanship has preserved and renewed this glorious room. A large brick fireplace balances the space and adds a real sense of majesty to this historic vaulted room. With stained glass and traditional styled led lite windows, you are transported back in time, yet reminded by the underfloor heated stone floors that every modern comfort has been considered. This splendid room also plays host to a formal dining area and leads onto a smaller more intimate living room, and around to a lovely drawing room.





Continuing back through the central cloister and accessed from the kitchen is a family room with an array of bespoke cabinetry and media wall, an inner hallway that links to a study, billiards room, and gym. It is worth noting the ground floor is arranged in a horseshoe with the Grand Hall, kitchen, family room, and gym all looking over the inner courtyard and swimming pool.

To the very front of the building, accessed via its private driveway with additional parking, is a self-contained annex with a large meeting room on the ground floor, a kitchen, and cloakroom, then upstairs to a substantial office area. Perfect for those wishing to run a business from home.

The main central staircase leads to a beautiful expansive vaulted landing, with exposed modern oak timbers. The principal bedroom suite is substantial, passing through a hand-crafted arched oak door and into the dressing room with tall wardrobes and cabinetry and onto the main bedroom area. Again, with vaulted ceilings, stained glass windows a range of further bespoke cabinetry, this bright and light bedroom has all that you would desire to relax and unwind. A luxury bathroom suite with a separate double glass shower cubicle completes this decadent suite.

Three further bedroom suites and a guest bedroom with a separate shower room are also accessible from this landing. The sixth bedroom with an en-suite bathroom is accessed via a separate staircase from the inner hall on the ground floor.













GARDEN AND GROUNDS

A spring-fed pond sits to the front boundary of the gardens and has a very old Willow Tree casting delightful shadows across the water, enclosed by decorative iron fencing, providing security for little explorers, this charming area offers a tranquil space for quiet contemplation. The lawns wrap around the entire building with a tennis court positioned discreetly to the back north boundary. The inner courtyard, previously mentioned, plays host to a heated swimming pool with extensive terraces for those summer BBQs and al fresco dining. Tucked away to the eastern boundary are several garden stores, vegetable gardens, and a greenhouse. In all 1.37 acres.







INFORMATION

DIRECTIONS (GU23 6JS)

On arriving at the village green the property can be found on the far side noted by the twin sets of wrought iron gates. Using the left-hand set for the main access.

SERVICES

Gas-fired central heating, mains drainage, broadband.

FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council
Tel: 01483 505050

Approximate Gross Internal Area
 Main House: 11,055 sq ft / 1,027.0 sq m
 Outbuildings: 367 sq ft / 34.1 sq m
 Total: 11,422 sq ft / 1,061.1 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.



Grantley
 Poyle House, 24 Epsom Road,
 Guildford, Surrey, GU1 3LE
 01483 407 620
 enquiries@grantley.net



Knight Frank Country Department
 55 Baker Steet,
 London, W1U 8AN
 07890 029 780
 charlotte.Hall@knightfrank.com

