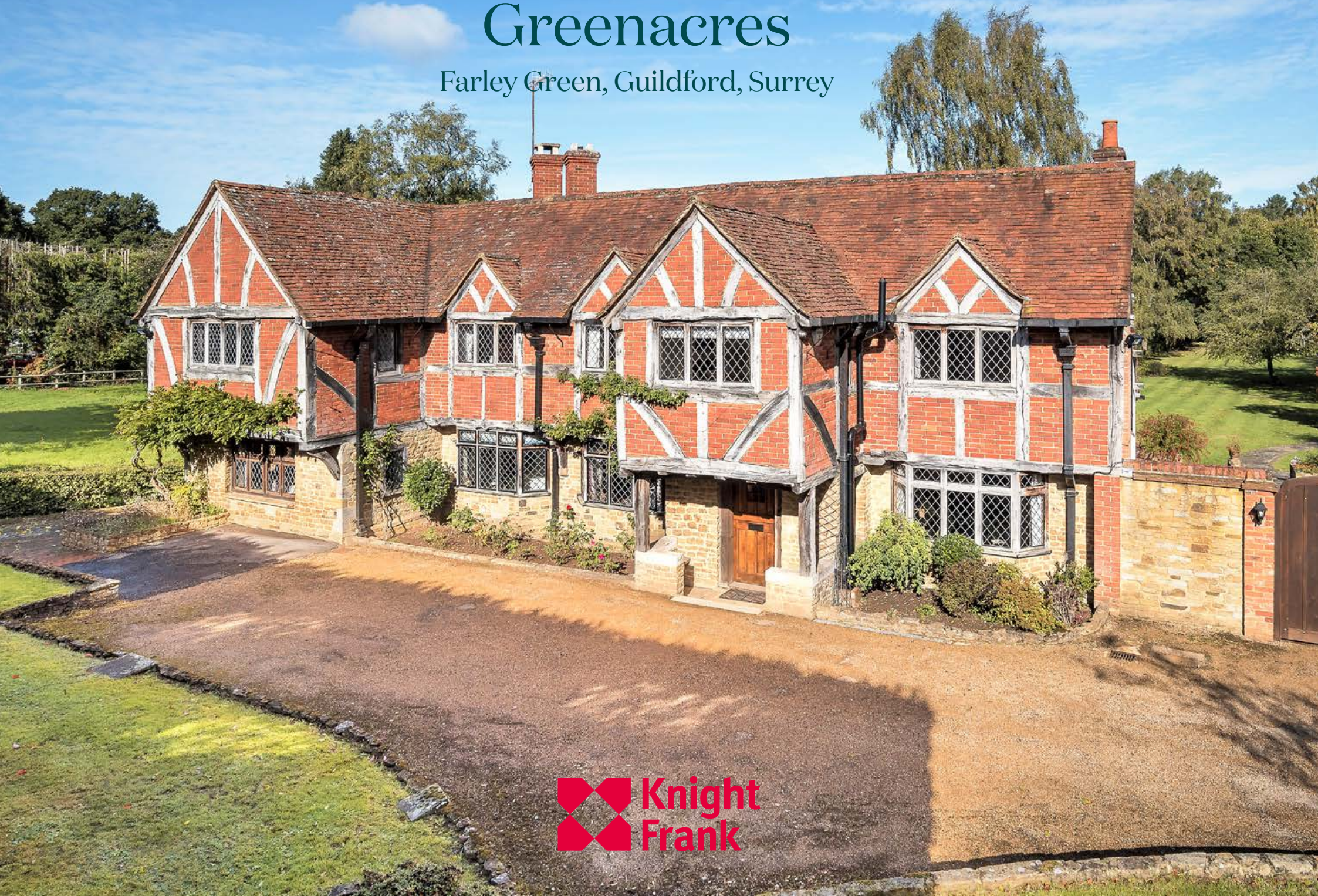


Greenacres

Farley Green, Guildford, Surrey







Greenacres

Farley Green, Guildford, Surrey

A substantial family home in an idyllic position,
in the Surrey Hills.

Accommodation

Entrance hall | Sitting room | Dining room | Study | Drawing room | Kitchen | Breakfast room | Utility room
Extensive cellars

Principal bedroom with en suite dressing room and bathroom

Guest bedroom with en suite bathroom | 4 further bedrooms | Family bathroom

Double garage | Outbuildings | Gym/cinema room

Gardens and grounds | Tennis court | Part-walled garden | Greenhouse | Woodland

In all approximately 2.05 acres



Country Department

2-3 Eastgate Court, High Street,
Guildford, Surrey GU1 3DE

Tel: 01483 565 171
guildford@knightfrank.com

knightfrank.co.uk

Situation

Greenacres is situated in the picturesque Hamlet of Farley Green and occupies an idyllic rural position with a magnificent outlook over the gardens and grounds. The house is approached through a substantial gateway leading to a generous gravel driveway, parking and turning area. Farley Green is nestled within the Surrey Hills, which is an Area of Outstanding Natural Beauty and as a result there are miles of walking and riding across open countryside. Farley Green is between the villages of Albury, Shamley Green and Shere.

The house is conveniently located in the midst of the regional centres of Guildford, Cranleigh and Godalming.

There is access on to the A3 at Clandon, which in turn connects to the M25 at Wisley giving access to Central London, Gatwick and Heathrow Airports.

Shopping

Shamley Green - 2.4 miles

Albury - 2.4 miles

Shere - 2.2 miles

Guildford - 6.3 miles

Central London - 35 miles

Schools

Guildford High School for Girls

The Royal Grammar School, Guildford

St Catherine's, Bramley

Tormead, Guildford

Charterhouse, Godalming

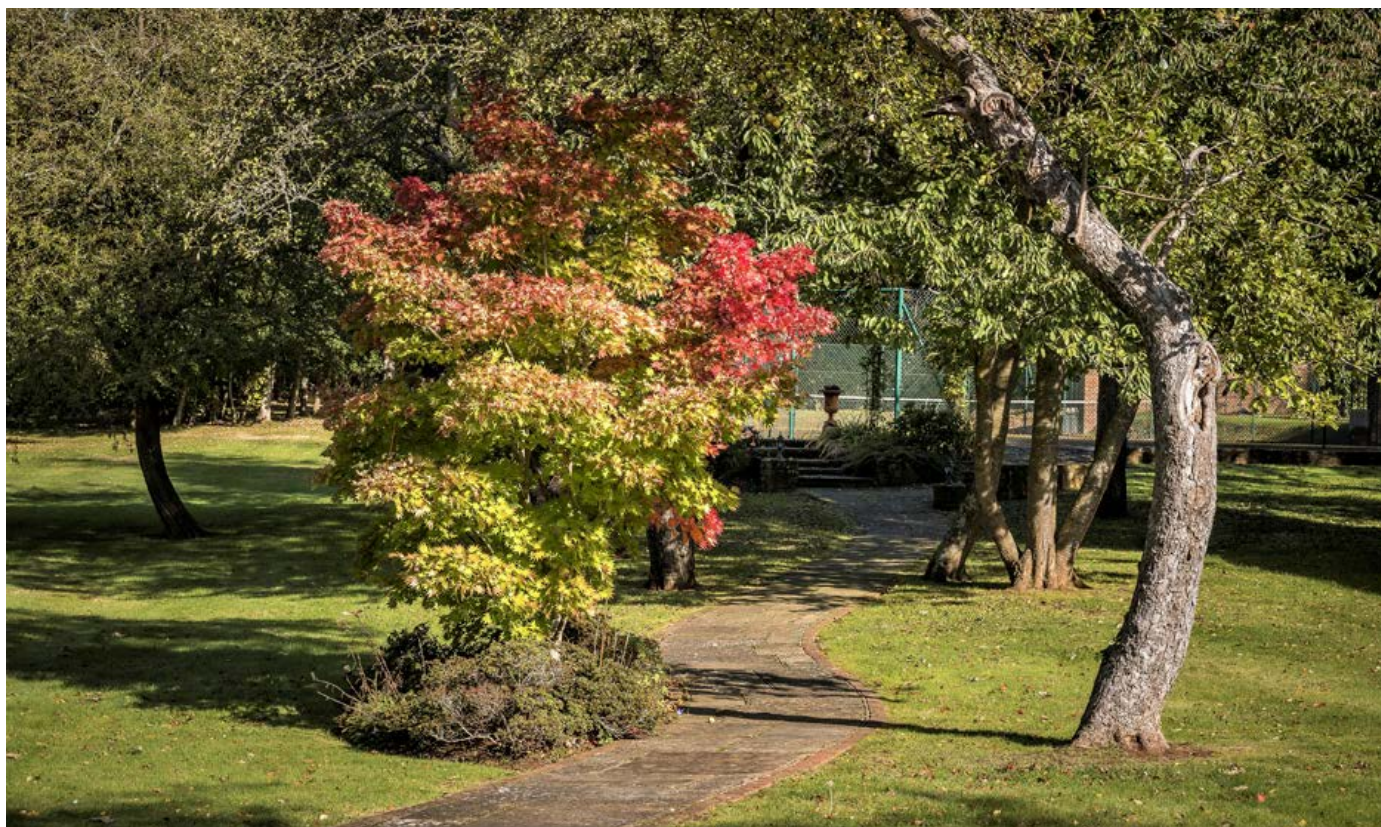
Cranleigh School, Cranleigh

Lanesborough, Guildford

Longacre, Shamley Green

Cranmore, West Horsley





Communications

Trains: Chilworth Station 3.7 miles (London Waterloo from 67 mins), Gomshall Station 3.4 miles (London Waterloo from 63 minutes), Clandon Station 5.7 miles (London Waterloo from 51 mins), Guildford Station 7.6 miles (London Waterloo from 33 mins)

Roads: A3 Clandon 6.6 miles, M25 (Wisley Junction 10) 12.6 miles

Airports: London Heathrow 24.7 miles, London Gatwick 21.8 miles

Amenities

Racing: Epsom Downs, Ascot, Sandown Park

Polo: Cowdray Park

Golf: Wisley, Bramley, Guildford, Hankley Common, Beaverbrook

Sailing: Chichester Harbour

(Distances and times approximate)

Greenacres

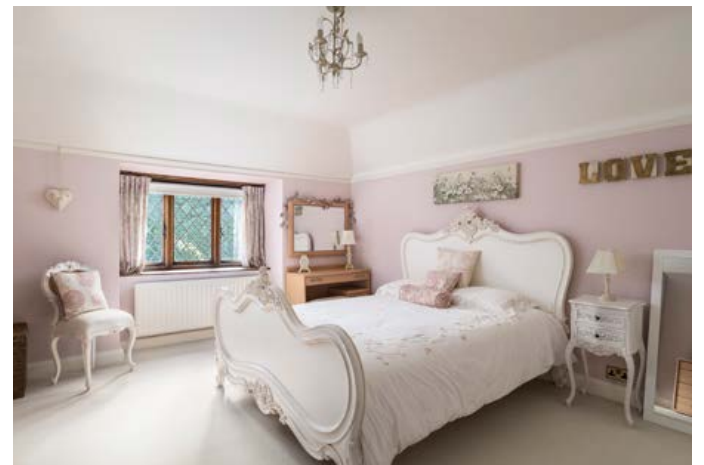
Greenacres is a substantial family home that was substantially enlarged in the 1960s and extensively modernised and refurbished by the current owners over the last 25 years. Internally the room proportions are generous with high ceilings and substantial windows, together with superb views over the gardens and grounds to the rear. In addition to the formal reception rooms, the breakfast room is of particular note with wide aspect and large windows overlooking the gardens and opening onto the terrace. Beyond this there is a superb set of domestic offices and a remarkable series of cellars.

On the first floor, in addition to the generous principal bedroom suite, there is an en suite guest bedroom and 4 further bedrooms all with delightful views and two further bathrooms.

The accomodation benefits from a wealth of exposed timbers, leaded light windows, an inglenook fireplace and an oak staircase to the generous first floor landing.







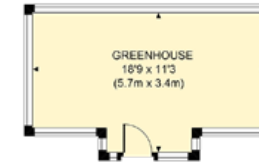
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



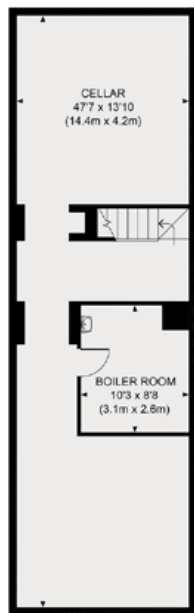
First Floor

Approximate Gross Internal Floor Area
Main House: 5,147 sq ft / 478.2 sq m
Outbuildings: 1,622 sq ft / 150.7 sq m
Total: 6,769 sq ft / 628.9 sq m

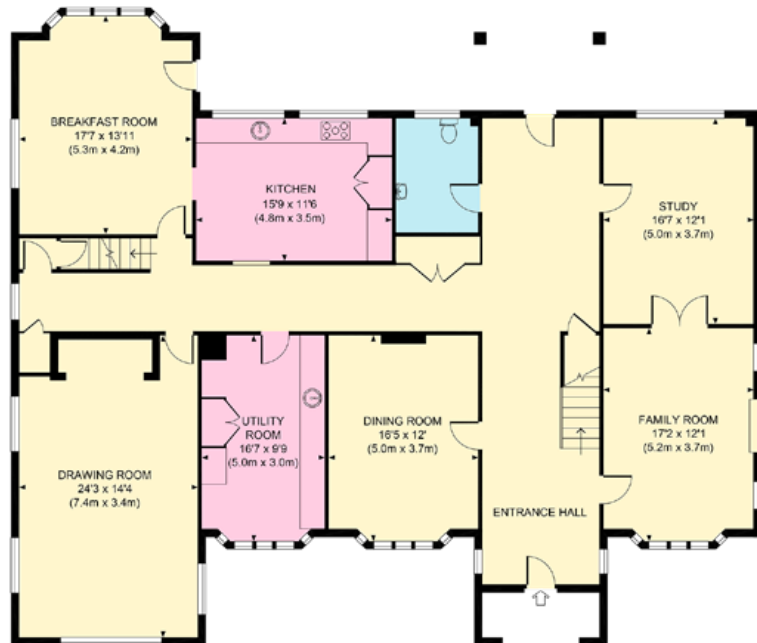
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



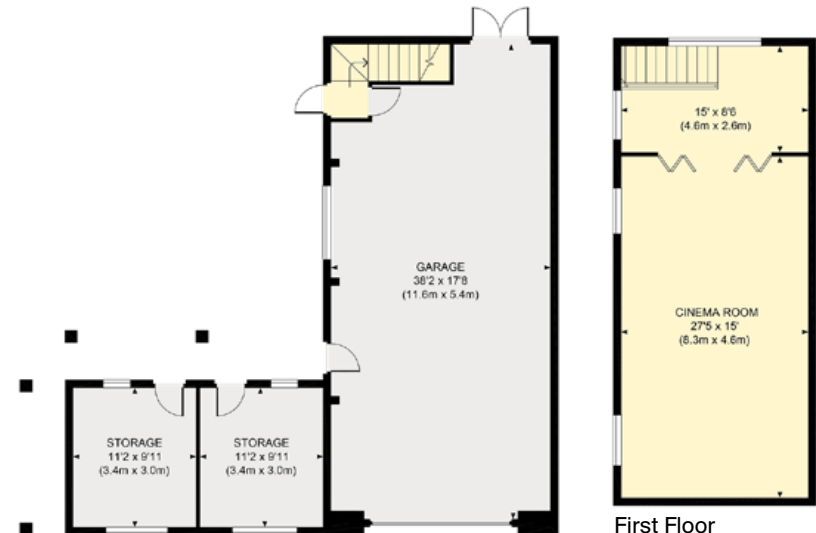
Not shown in actual location/orientation



Cellar



Ground Floor



Ground Floor

First Floor

Not shown in actual location/orientation



Gardens and Grounds

The gardens and grounds extend to approximately 2.05 acres and the principal garden is mainly laid to lawn interspersed with mature specimen trees and shrubs and part surrounded by herbaceous borders. Beyond this is a fabulous vegetable garden and working walled garden adjacent to which is a wonderful greenhouse. There is also a tennis court with a terraced seating area and beyond this is a charming area of woodland.





Services

We are advised by our clients that the property has mains water and electricity with private drainage.

Energy Performance Certificate

Rating: Band F

Local Authority

Guildford Borough Council – 01483 505050

Directions (GU5 9DP)

From Guildford, head east along the Epsom Road (A25) to the roundabout. Take the third exit onto Trodds Lane. Continue for 1.21 miles turning right at the top onto the Shere Road (A25). Continue passing Newlands Corner for 1.25 miles and then take the right turn, signposted to Albury/Chilworth (A248). Take the first turning on the left into New Road, signposted Farley Green and continue for one mile and onto Brook Hill, crossing the railway into Farley Green. Proceed up the hill, through the 'S' bend and at the green, continue on the road bearing right and Greenacres will be found on the right hand side.

Viewing

Viewing is strictly by appointment through Knight Frank.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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