

Howicks Barn, Dunsfold, Surrey



A very flexible modern home, in a rural setting.

Summary of accommodation

Main House - Reception hall | Kitchen/breakfast/family room

Snug/mezzanine area | Utility room | Cloakroom

Principal bedroom suite | Guest bedroom suite

Two further bedrooms/reception rooms | Family bathroom

Garden and Grounds - Barn style car port and adjoining store

Landscaped garden

In all approximately 0.33 acres

Adjoining paddock of 0.25 acres, available by separate negotiations

Distances

Godalming 6.4 miles (London Waterloo from 43 mins), Haslemere 9.3 miles (London Waterloo from 57 mins), Guildford 10.5 miles (London Waterloo from 36 mins), Milford 6 miles (London Waterloo from 47 mins)

Roads: A3 Milford 7.4 miles, M25 (Wisley Junction 10) 19 miles

Airports: London Heathrow 32 miles, London Gatwick 26.4 miles

(Distances and times approximate)



4



3



2



3

0.33
acres

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Location

Howicks Barn sits in a wonderful rural position on the edge of the picturesque village of Dunsfold, which offers a shop, post office, public house, cricket green and a 12th century church.

There is an outstanding selection of schools in the area, including Aldro, St Hilary's, Charterhouse, Priors Field, St Catherine's, Highfield, Cranleigh, Royal Grammar and Guildford High amongst many others. Godalming has a good 6th form college.

Recreational opportunities include golf at several local clubs including Liphook, Old Thorns, Bramley, West Surrey, Hurtmore and Chiddingfold. There is shooting and fishing at several local venues, polo at Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.



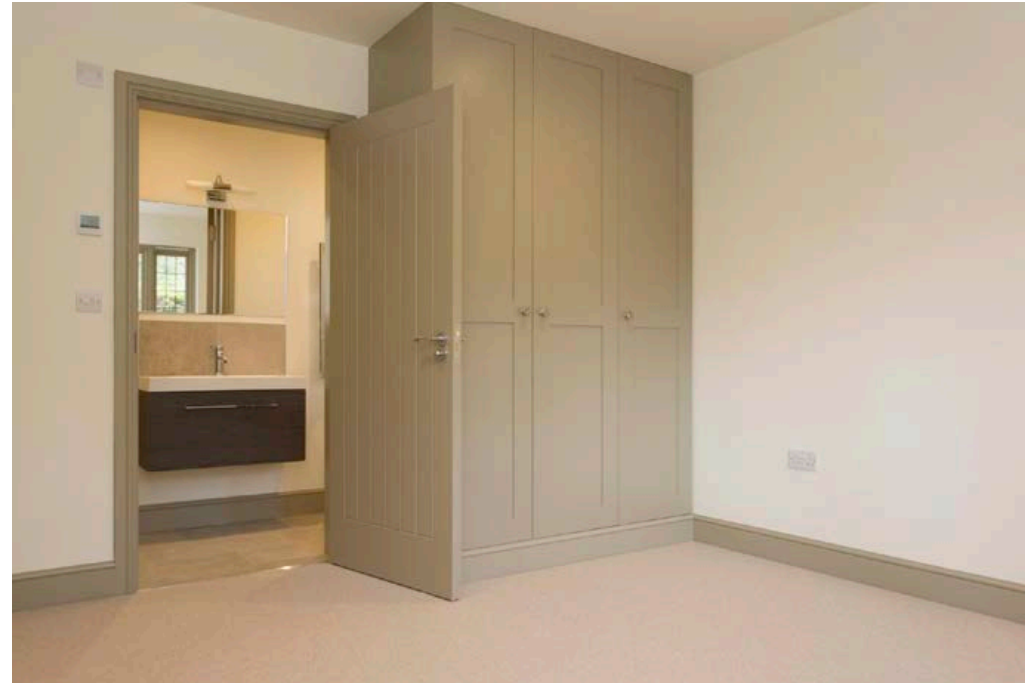
Howicks Barn

Howicks Barn is a very striking 'green oak' dwelling, that is principally single-storey and which was built in 2020.

The house offers the combination visually of so much character, whilst having the modern technology that is expected today. A generous reception hall leads down to the fabulous kitchen/breakfast/family room, that is glazed on three sides, overlooking the gardens. Above is a mezzanine snug area, providing a variety of uses.

At the opposite end of the reception hall is the bedroom accommodation which provides in total four bedrooms and three bathroom/shower rooms. The bedrooms can very easily be used as studies/reception rooms.





Outbuildings

Adjacent to the house is the barn style carport and adjoining store housing the workings for the ground source heating system.

Garden and grounds

Howicks Barn is approached into a gravelled driveway that fronts the carport. The landscaped gardens comprise a terraced area off the southern side of the kitchen/ breakfast/family room, with shrub borders and topiary yew balls. The remainder is laid to lawn, bordered by mature hedging.

On the western side of the gardens is a paddock which is available by separate negotiations.

Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Waverley Borough Council – 01483 523333. Band G.

Energy Performance Certificate Rating: Band C.

Directions (Postcode: GU8 4NT)

From Guildford take the B231 towards Horsham, passing through the villages of Shalford and Bramley. After about 5.5 miles having passed Smithbrook Kilns, turn right onto the B2130 signposted Dunsfold. Follow the signs for Dunsfold and proceed into the village. Having passed The Sun public house on your right, take the second turning on your left into Knightons Lane. Follow the lane for one mile and take the right turning into Hurlands Lane. Howicks Barn will be found on your left-hand side after about 0.2 miles.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 1,816 sq ft / 169 sq m (Excluding Void)

Outbuilding: 495 sq ft / 46 sq m

Total: 2,311 sq ft / 215 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.



Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford, Surrey

GU1 3DE

knightfrank.co.uk

I would be delighted to tell you more

Nigel Mitchell

01483 617916

nigel.mitchell@knightfrank.com

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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Particulars dated September 2023. Photographs dated 2019 and 2023.

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