

Wyphurst Home Farm, Cranleigh, Surrey





A wonderful **Grade II listed farmhouse** with superb secondary accommodation, stabling, and numerous outbuildings with possible development opportunity.

Set in an outstanding and private position in The Surrey Hills, with direct access on to the hills.

Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Family room | Breakfast room | Kitchen | Utility | Four good sized bedrooms | Family bathroom | Study
Approximately 2,784 sq ft

Outbuildings

Immaculately refurbished barn with kitchen, office, multiple stores and bathroom

Tythe Barn with mezzanine area | Old Granary two storey building | Two former Grain Store buildings | Car barn | Eight loose boxes | Tack room
Multiple stores and shelters

Beautiful gardens and grounds | Paddocks | Woodland

In all approximately 57.72 acres

Available by separate negotiation Wynphurst Cottages 1 and 2



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Distances

Cranleigh centre 1.3 miles, Shere 4.6 miles, Peaslake 3.5 miles, Guildford 9 miles (London Waterloo from 33 minutes), Gomshall 5.6 miles (London Waterloo from 63 minutes) Central London 38.3 miles, London Gatwick Airport 24 miles, London Heathrow Airport 28 miles (All times and distances are approximate)

Situation

Wyphurst Home Farm occupies a private rural setting to the south of Shere and to the north of Cranleigh. The property is situated in the heart of the Surrey Hills, in an Area of Outstanding Natural Beauty. The surrounding countryside and villages are ideal for walking, cycling and riding, yet being easily accessible from London.

Cranleigh and the surrounding villages benefit from superb local amenities catering for day to day needs, village stores, post offices, churches, hotels, restaurants, boutique shops and garages.

The area has excellent road and rail links from the A3, and A24 which provide easy access to London, the south coast, Heathrow and Gatwick international airports. Mainline rail services to London Waterloo operate from both Guildford (9 miles) and Gomshall (5.6 miles) stations.

There is excellent schooling in the area including Ewhurst Primary School, Cranleigh Preparatory and Senior School, St Catherine's in Bramley, Duke of Kent, Belmont, Cranmore, Charterhouse, Prior's Field, Tormead and Royal Grammar School in Guildford.

There are numerous sporting and recreational interests in the area including horse racing at Sandown Park and Goodwood with car racing too, polo at Cowdray Park, golf at Cranleigh Golf and Leisure Club, Petworth Downs, Wilwood Golf and Country Club, Liphook, Cowdray and The West Sussex Golf Club. Sailing is also available nearby at Chichester Harbour.



The property

Wyphurst Home Farm is an attractive Grade II listed farmhouse believed to date back to the 16th century. Constructed of sandstone brick under a tile hung roof the accommodation is arranged over two floors and extends to over 2,780 sq ft. The principal reception rooms comprise a drawing room, family room, dining room and breakfast room that have been recently refurbished. Both the drawing and dining room have doors leading out to the gardens. Also on the ground floor is the kitchen, utility room and two wc's.

On the first floor are four good sized bedrooms, a study area and family bathroom. Period features can be found throughout the property such as exposed beams, lead windows, parquet flooring and large stone fireplaces. The property is south facing and has lovely views over the gardens and grounds.



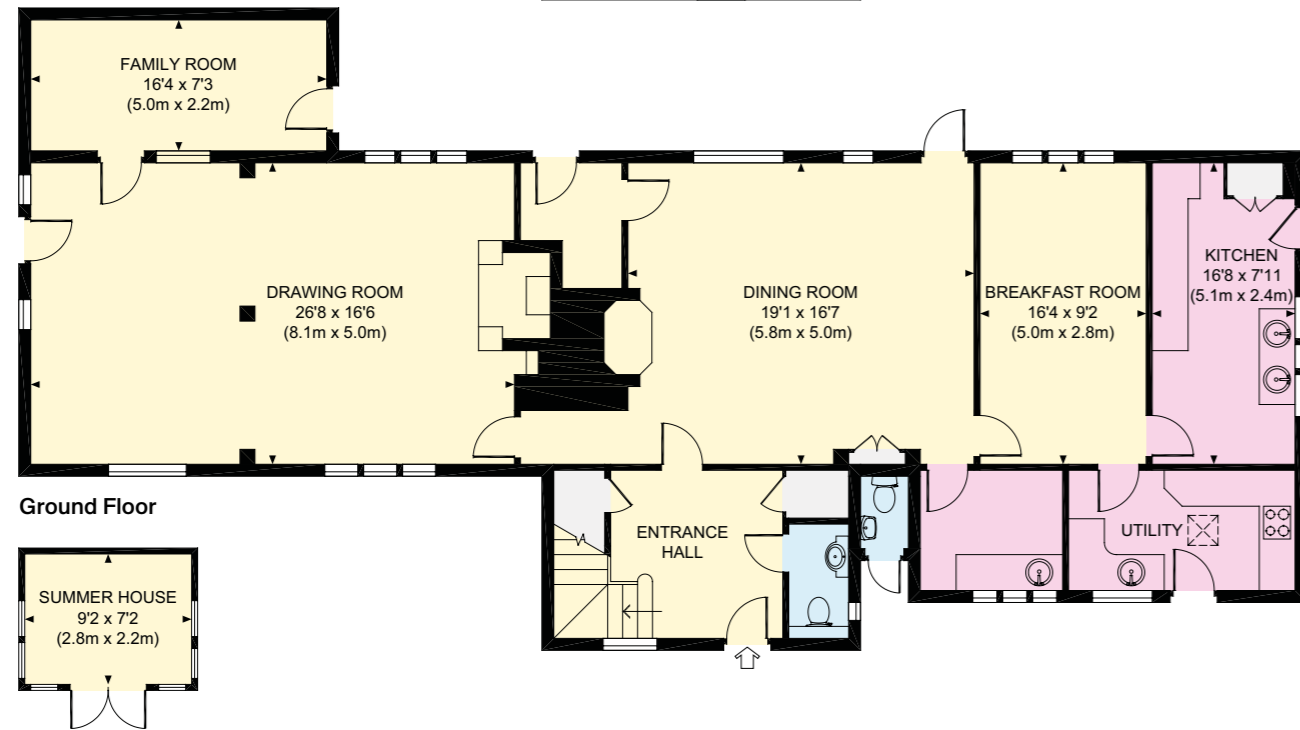
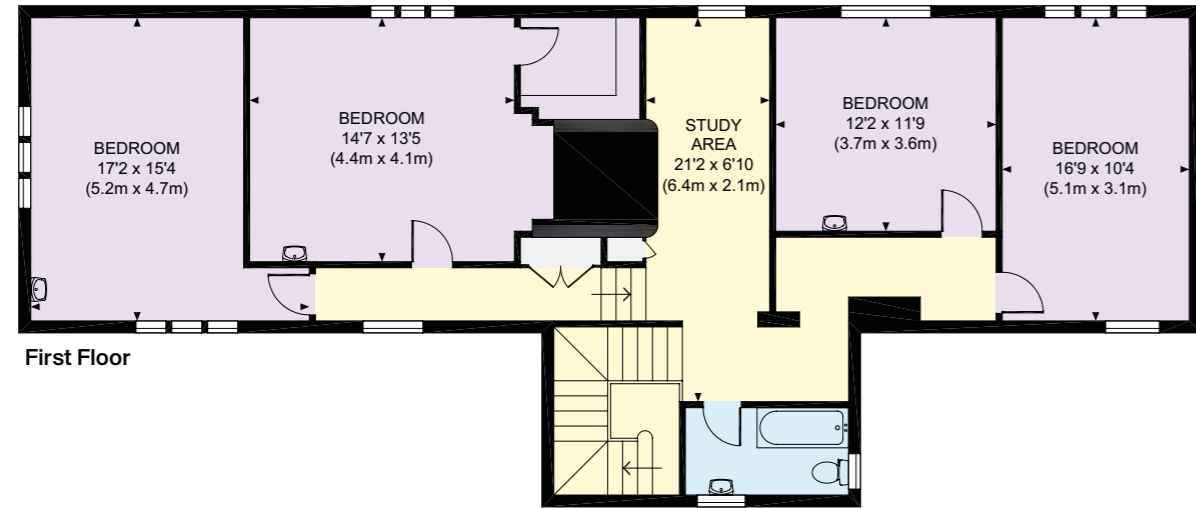
Main House

Approximate Gross Internal Floor Area

2,784 sq ft / 258.6 sq m

Outbuildings: 65 sq ft / 6.1 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.



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

The Barn

Situated within the grounds of Wyphurst Home Farm and adjacent to the main house is the magnificent barn that the current vendors have sympathetically converted to an exceptionally high standard. With impressive original beams and windows, the space is large and extremely versatile extending to over 7,000 sq ft. Complete with a kitchen, office, bathroom and multiple storage areas, the barn is ideal for entertaining or subject to planning could be incorporated into the main house.



Outbuildings

There are an abundance of useful outbuildings within the grounds of Wyphurst Home Farm, mainly made up of agricultural stores that provide the perfect re-development opportunities, in particular the granary and grain stores.



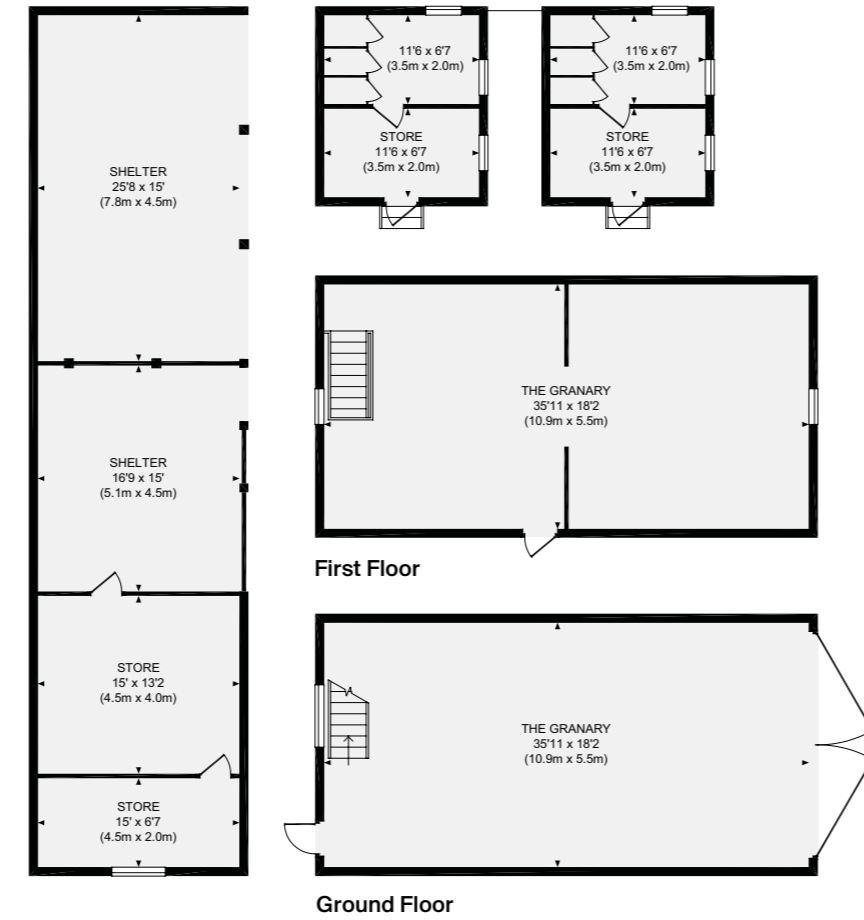
Outbuildings

Approximate Gross Internal Floor Area

Music Barn: 1,326 sq ft / 123.2 sq m

Outbuildings: 7,118 sq ft / 661.3 sq m

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Equestrian facilities

For those requiring accommodation for horses, the functional facilities are conveniently placed a short distance away from the house and comprise multiple stable blocks with eight loose boxes, a tack room and various store and feed rooms. There are fenced paddocks, and the total grounds extend to approximately 57.72 acres. The riding opportunities from Wyphurst Home Farm are unrivalled, with a foot/bridlepath within the farm that leads directly on to the Surrey Hill, making it excellent for horse riding, walking and cycling directly from the property, without the need to cross any roads.



Gardens and grounds

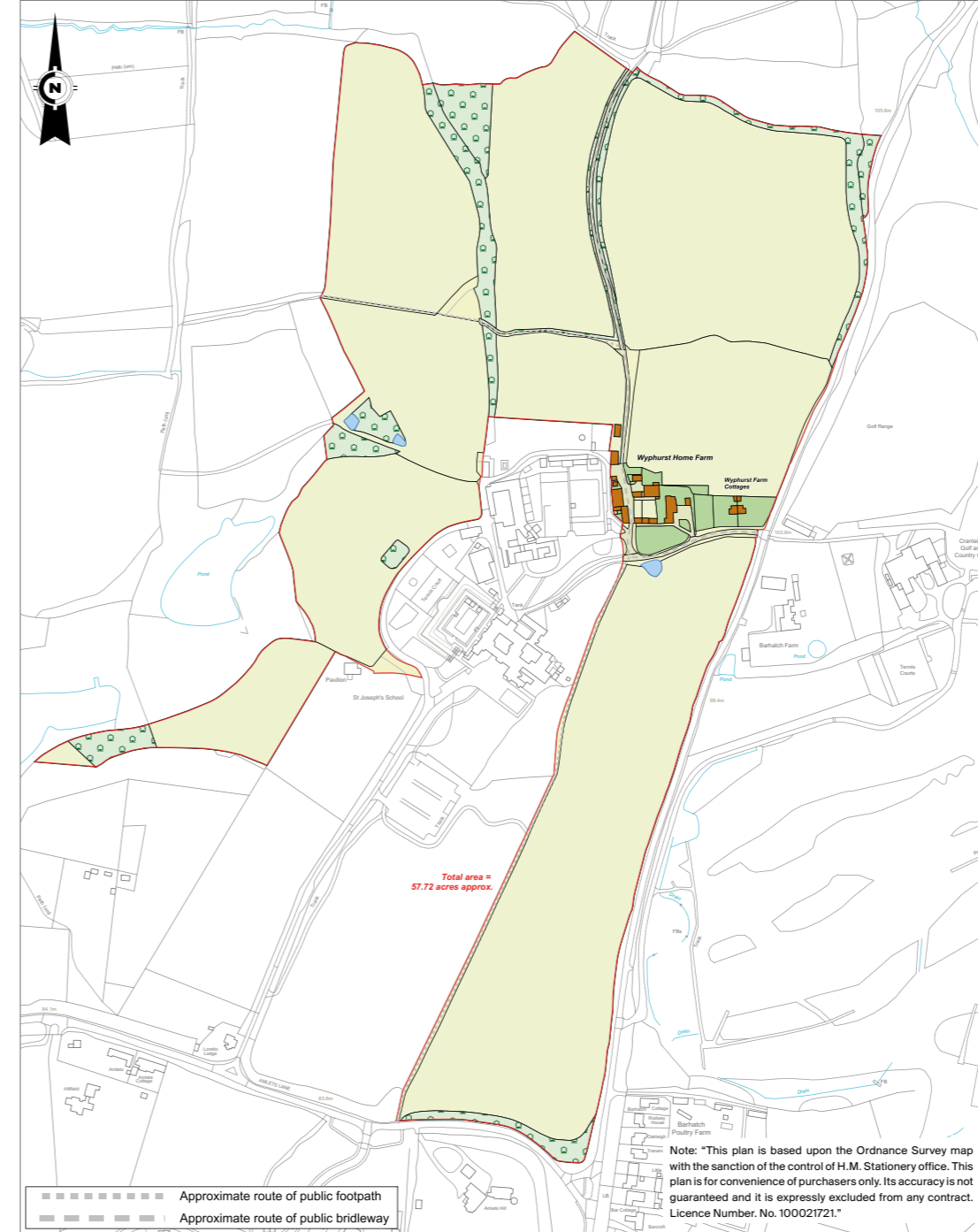
Sitting within an Area of Outstanding Natural Beauty, the gardens and grounds are an important feature of Wyphurst Home Farm and form the most delightful and tranquil setting, complementing the house extremely well. Privacy is provided in the 57.72 acres in which the house sits.

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating. 1Gb/s symmetrical fibre supplied by Box Broadband. The Barn is heated via an air source heat pump.

Local authority

Guildford Borough Council: 01483 505050



Directions (GU6 7NG)

what3words: solicitor.explained.offer

Viewing

Viewing is strictly by appointment through the sole selling agent Knight Frank.



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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