

3 Cricket Green Close, Shackleford, Surrey







A substantial modern family house in one of Surrey's most sought-after locations, south of Guildford.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Study

Kitchen/breakfast/family room | Utility/boot room

Principal bedroom with en suite bathroom and dressing room | Four further bedroom suites | Bedroom six

Family bathroom

Garden and Grounds

Double garage | Gardens

In all about 0.67 acre



**Knight
Frank**

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Situation

Cricket Green Close is a select development of modern homes, located in the heart of Shackleford, one of Surrey's sought-after villages, with its post office/stores and public house, having an outlook to the rear over the neighbouring cricket pitch.

More extensive shopping facilities are available to the north in Guildford (6 miles), as well as Godalming (3.9 miles), Haslemere (10.8 miles) and Farnham (7 miles). There are many excellent schools in the area including St Mary's C of E Infant School and Aldro in Shackleford, St Hilary's, Charterhouse and Prior's Field School in Godalming, Puttenham C of E Infant School, King Edward's School and Barrow Hills in Witley, Cranleigh School and The Royal Grammar School, Lanesborough Prep School, Tormead School and Guildford High School in Guildford.

Golf courses in the area include West Surrey Golf Club, Puttenham Golf Club, Hankley Common Golf Club and Hurtmore Golf Club. There is also polo at Cowdray Park, racing at Goodwood and sailing on the south coast in Chichester.

Distances

Trains: Farncombe 3.2 miles (London Waterloo from 43 mins), Guildford 6 miles (London Waterloo from 33 mins), Godalming 3.9 miles (London Waterloo from 46 mins)

Roads: A3 Hurtmore 1 mile, M25 (Wisley Junction 10) 14.2 miles

Airports: London Heathrow 27.4 miles, London Gatwick 35 miles

(Distances and times approximate)





3 Cricket Green Close

3 Cricket Green Close was built in 2014 and our clients who are the second owners, purchased it two years later. Since their ownership, they have made a number of internal changes and upgrades, with the principal change being the creation of a larger kitchen/breakfast/family room, refitted by Tom Howley. In addition to the high ceilings, a number of the rooms on the ground floor have wooden floors, decorative cornicing and the drawing room has a stone fireplace.

Over the first and second floors are a total of six bedrooms and six bathrooms, incorporating five bedroom suites. The principal suite with a well fitted dressing room, has a balcony overlooking the gardens to the rear. On the second floor is the substantial fifth bedroom suite, which also could make a great teenage/au pair area.









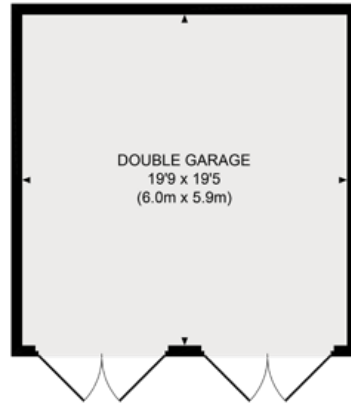
Approximate Gross Internal Floor Area

Main House: 4,797 sq ft / 445.7 sq m

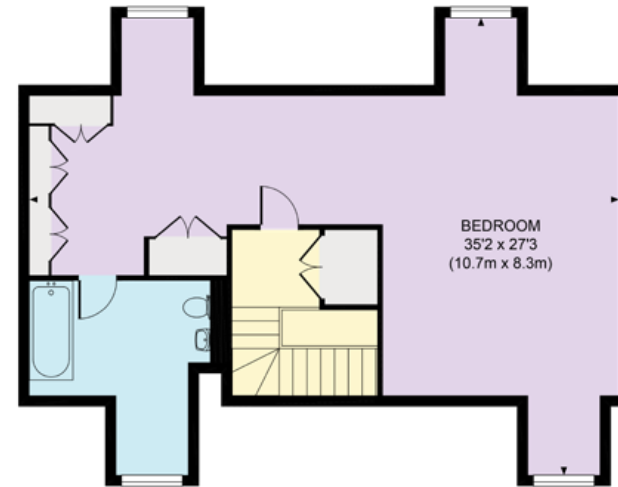
Outbuildings and garage: 378 sq ft / 35.2 sq m

Total 5,175 sq ft / 480.9 sq m

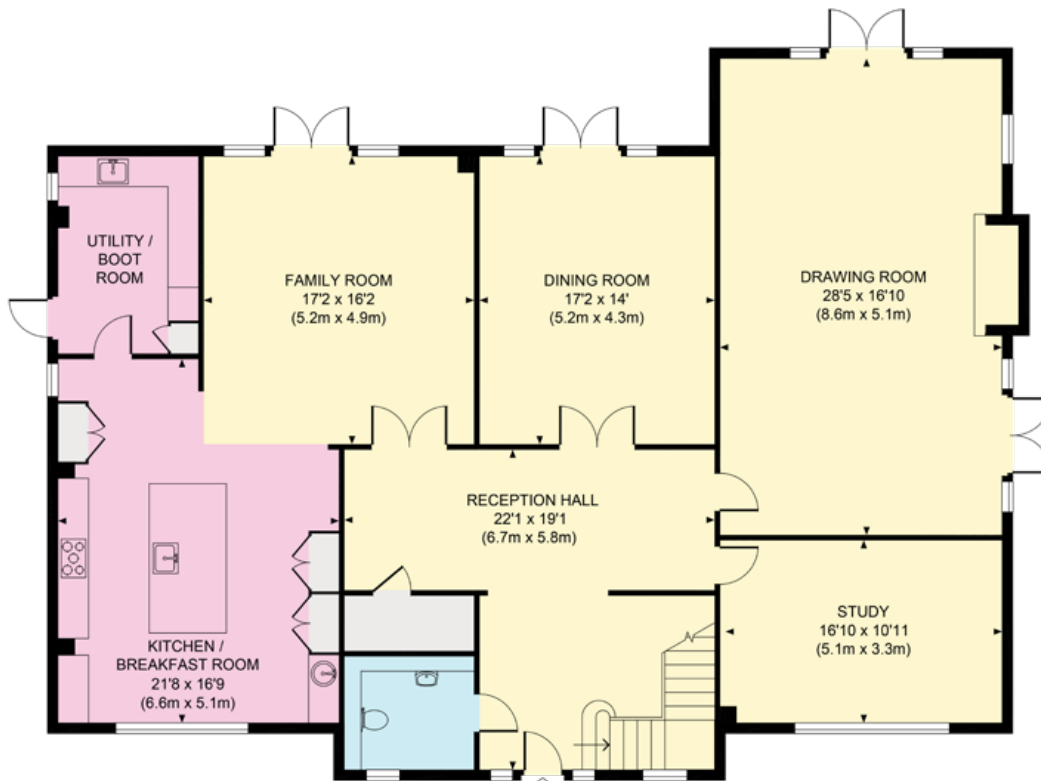
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



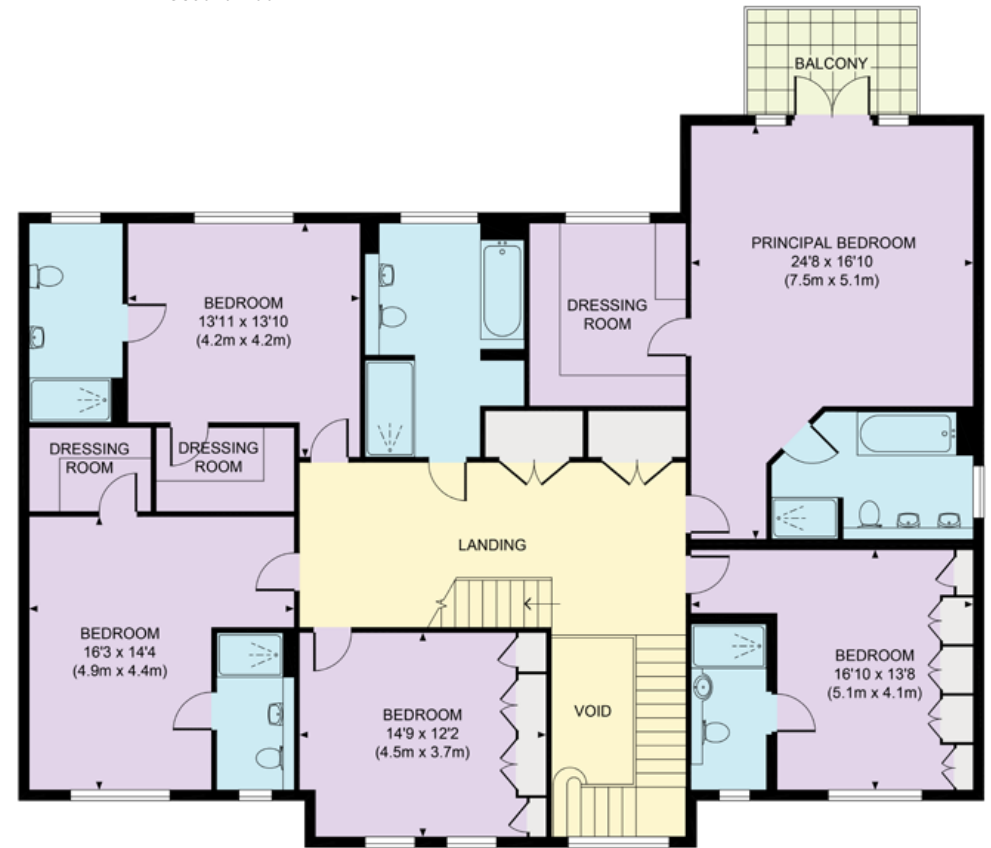
Not shown in actual location/orientation



Second Floor



Ground Floor



First Floor



Garden and Grounds

The property is approached into a stone driveway which fronts the garage. This is abutted by an area of lawn with well-stocked borders and manicured box hedging. To the rear of the house is a substantial paved terrace extending the full width with steps

up to the lawn. The gardens, which have been landscaped, incorporate pathways and well-stocked flower and shrub borders. Beyond is a second tier of lawn with banks leading up to the rear boundary and neighbouring woodland.

Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and shared private drainage. Air source heating heats the house with underfloor heating on the ground floor and radiators to the remainder. There is also air conditioning in the kitchen/breakfast/family room.

Local Authority & Council Tax Band: Guildford Borough Council.

Tel: 01483 505050. Band H

Energy Performance Certificate Rating: Band B

Directions (Postcode: GU8 6BY)

From Guildford, take the A3 heading south and exit at the Shackleford junction signed to Charterhouse, Hurtmore and Shackleford. Turn right at the T-junction, passing under the A3 and after approximately 0.25 miles, turn right into Grenville Road, signed to Shackleford. Continue for approximately 0.75 miles, into the centre of the village of Shackleford. At the village sign, turn left into Peper Harow Lane, whereupon Cricket Green Close will be found on the left, 300 yards after the Cyder House Inn.

Viewings

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

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs and videos dated September 2022.

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