



Runwick House, Runwick, Farnham, Surrey





A classical **Georgian country house** with extensive family accommodation and outbuildings set in mature garden and grounds.

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Pantry | Larder | Utility room
Cloakroom | Secondary kitchen/boot room | Extensive cellars

First & Second Floor

Principal bedroom with adjoining shower room | 7/8 further bedrooms | Bedroom 8/Study | Two further bathrooms | Two bedroom annexe with shower room and WC

Outside

Substantial barn providing workshop, storage areas and party/entertaining room above | Six car garage block
Former stables with adjacent tack room and double garage | Loggia | Attractive partially walled mature garden | Parkland and field

In all approximately 11.3 acres

Distances

Farnham 1.8 miles, (London Waterloo from 53 minutes), M3 motorway (Junction 5) 8.5 miles, Guildford 12 miles, Central London 42 miles
(All distances and times are approximate)



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Runwick House

Runwick House is a classical Grade II listed Georgian Country House that dates from the late 18th Century with alternations during the 19th Century.

The accommodation is arranged over three floors above a cellar and is light and spacious throughout. The principal receptions, being the drawing and dining room, have fine decorative cornicing with ornate fireplaces, large sash windows and double doors leading to the south-facing terrace. There is also a comfortable sitting room with fireplace and the kitchen/breakfast room has a gas fired AGA.

To the rear of the house there are excellent domestic offices including a utility room, boot room/secondary kitchen, storerooms and a large pantry. There is also access to the extensive cellars, which comprise a small wine cellar, four store rooms, a gas fired boiler and hot water cylinder.

To the first floor is a principal bedroom with its bay window overlooking the garden, adjacent is a shower room. There are three further bedrooms which are served by the family bathroom and to the second floor there are four further bedrooms, a study/bedroom and a family bathroom.

There is potential to create a self-contained annexe by combining the secondary kitchen and the 1/2 bedrooms above it, together with the shower room and WC.

Outbuildings

There is a substantial array of outbuildings which are adjacent to the rear of the house. These include a purpose-built garage for six cars, the original stable block is currently used as storage with a tack room and garaging.

To the rear of the stables is the long barn, on the ground floor there is a workshop, further storage areas, WC and stairs leading up to a large, vaulted entertainment area with storerooms either end. The barn has tremendous potential, subject to relevant planning consents.





Garden, Grounds and Pastureland

The mature gardens are a fine feature of the property and lie predominately to the south of the house. Adjacent to the house is a raised terrace with loggia, flower beds and steps leading down to a central path, flanked on either side by mature trees and lawns. This in turn leads to an area of parkland.

Beside the house there is a walled garden with fruit trees, lawn and a vegetable patch. Beyond the formal gardens are areas of grassland including a large field that has independent road access.



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

Approximate Gross Internal Floor Area
 House: 6975 sq ft / 648 sq m (inc. cellars)
 Barn & Stable Building: 5953 sq ft / 553 sq m
 Garage: 1270 sq ft / 118 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.





Situation

The property is located in the small hamlet of Runwick on the Surrey/Hampshire border. The hamlet is surrounded by open countryside. It lies to the west of the attractive and historic market town of Farnham, renowned for its Medieval and Georgian architecture. It also provides a comprehensive selection of shops including a department store as well as numerous cafes, bars and restaurants, together with a Waitrose and Sainsburys. Slightly further afield is the Cathedral city of Guildford.

The location combines a genuine rural environment yet with excellent transport links to London.

There is an excellent choice of schools nearby, including Lord Wandsworth College, Frensham Heights, Barfield, Edgeborough, Prior's Field School, St Catherine's and Charterhouse, to name but a few.

Directions (GU10 5EG)

what3words: ///language.reporters.look

Services

Mains water, electricity, gas central heating and hot water and private drainage.

Property Information

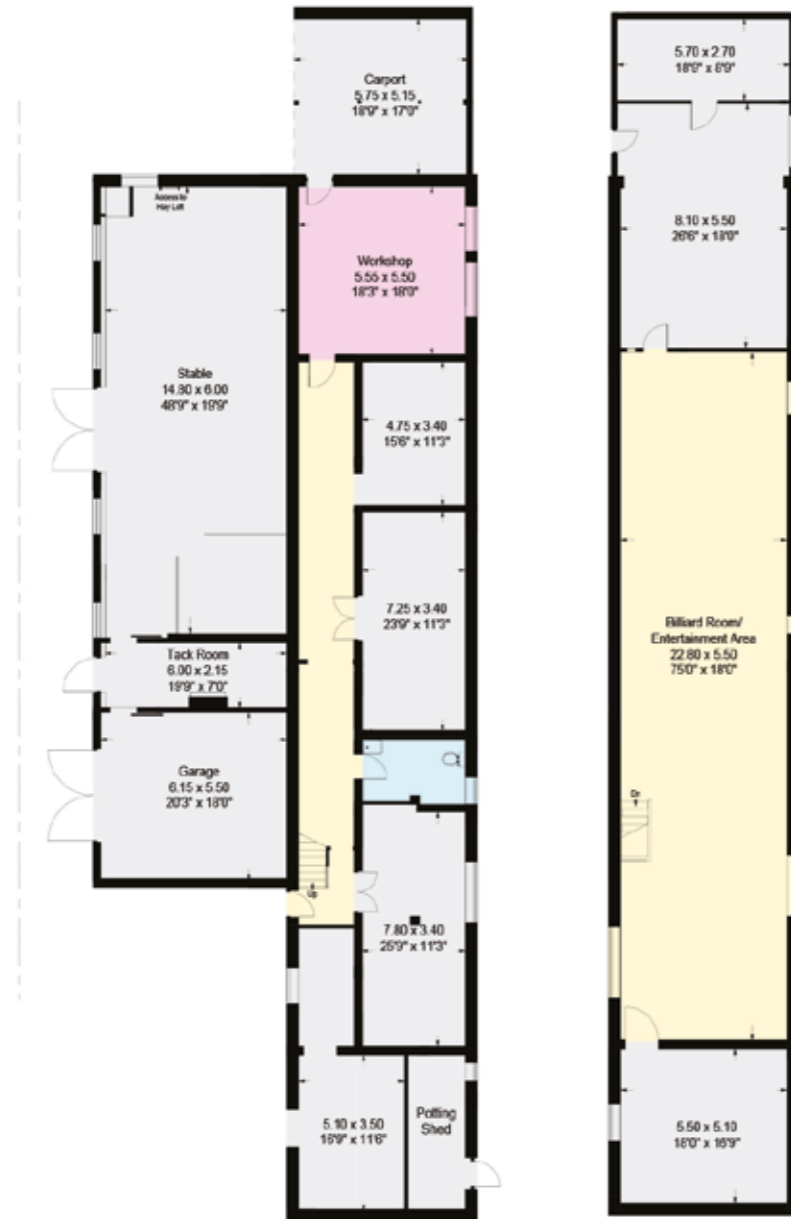
Tenure: Freehold, with vacant possession upon completion

Local Authority: Waverley Borough Council

Council Tax: Band H

EPC: D

Guide Price: £3,750,000



Barn - Ground Floor

Barn - First Floor

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

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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