

Hillside Farm, West Horsley, Surrey





A rare opportunity **set high on the North Downs** within the Surrey Hills and benefitting from two certificates of lawfulness and distant views over Surrey to London.

Summary of accommodation

Main House

Reception hall | Sitting room | Architect designed sun room | Kitchen/dining room with pantry and lift to first floor | Study Two cloakrooms | Utility room | Wine cellar

Principal bedroom with dressing room and bathroom | Two further bedrooms | Shower room

Detached annexe

Open plan kitchen/sitting room | Shower room | First floor bedroom with storage | Store

Double garage with stairs to store room | Further store | Stable block with three boxes

Delightful gardens and paddock with lane access

In all about 2.75 acres (also available without the 1.75 acre paddock) – please note approximate acreage for identification only.

Distances

East Horsley 2.1 miles (London Waterloo from 45 mins), Guildford 7.3 miles (London Waterloo from 34 mins)

Dorking 7.8 miles (London Waterloo from 64 mins)

Airports: London Heathrow 19.7 miles, London Gatwick 29.6 miles

(All distances and times are approximate)



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Situation

Hillside Farm is situated in an enviable elevated Surrey Hills location in what is an idyllic and tranquil rural setting between West Horsley and Shere. In a secluded position yet a short drive from both West and East Horsley as well as Shere, the latter two being prosperous villages providing excellent shops for day to day needs.

Schools in the area include the Duke of Kent, Glenesk, St. Teresa's in Effingham, St. John's in Leatherhead, Ripley Court and those in Guildford such as Tormead, Guildford High School, The Royal Grammar School and Lanesborough.

The area is surrounded by beautiful countryside which is ideal for walking and riding enthusiasts including nearby Sheepleas and Ranmore Common. One of the many benefits is that nearby East Horsley has its own railway station which provides a service to London Waterloo taking approximately 50 minutes.



The county town of Guildford is approximately 6 miles to the west and offers more comprehensive shopping, education and recreational facilities, as well as a main line railway station to London Waterloo taking approximately 30 minutes. Cobham is just 6 miles to the east providing excellent supermarket shopping with facilities at Waitrose and Sainsbury's.

Both Heathrow and Gatwick airports can be reached by the national motorway network accessed at the A3 (Wisley), providing access to the M25. Recreational facilities include the North Downs Way, golf at West Clandon and Effingham and racing at Epsom, Ascot and Sandown Park.

The property

Owned by our clients since the 1960's, Hillside Farm was part of a larger estate set in one of the most favourable locations in Surrey, benefitting from superb communications that this area has to offer, yet benefitting from glorious seclusion and tranquillity.

Set comfortably off the Shere Road down a private lane, the house sits on high ground with gardens all around it and affords the most incredible views over Surrey and to London.

Planning

In March 2024, our clients obtained approval for two certificates of lawfulness for a proposed development to establish whether the erection of an extension to the main dwellinghouse and the erection of an outbuilding would be lawful. Further details can be found online at Guildford Borough Council Planning website reference numbers: 24/P/00171 and 24/P/00172 or via Knight Frank, Guildford.

Services

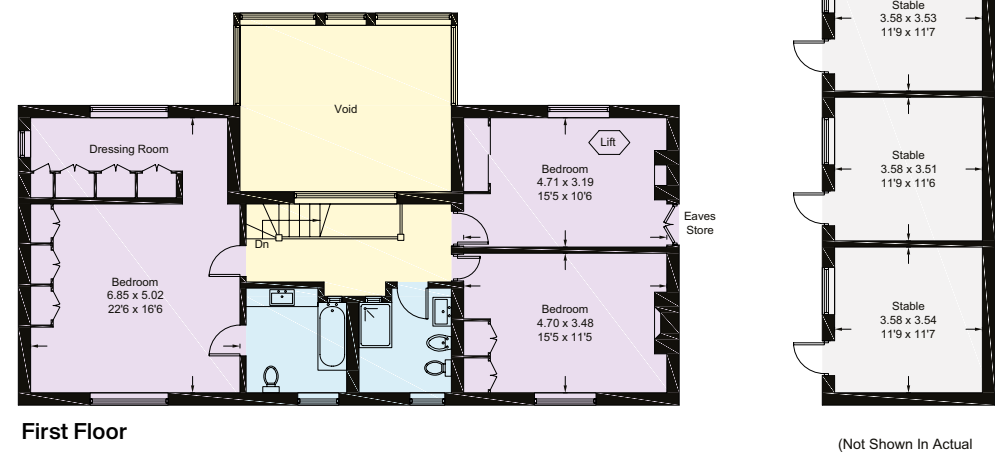
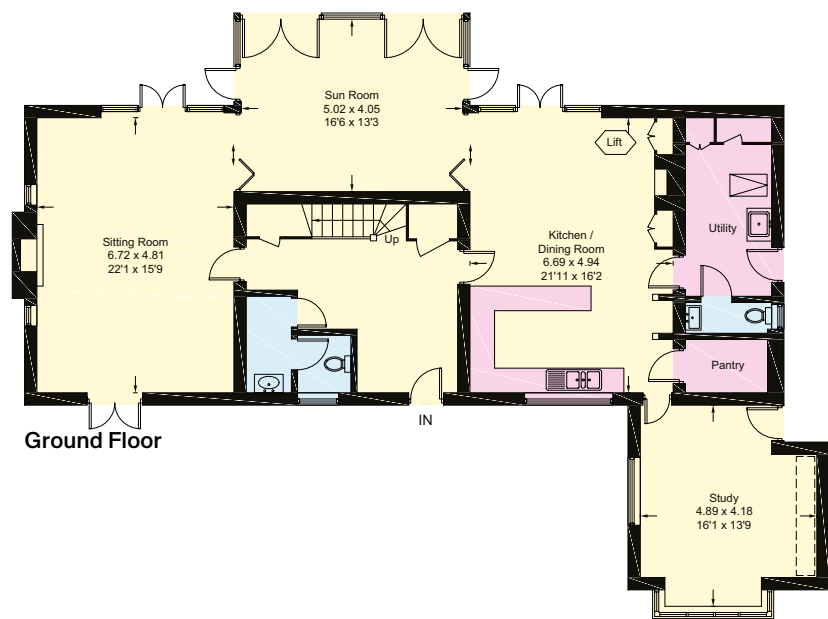
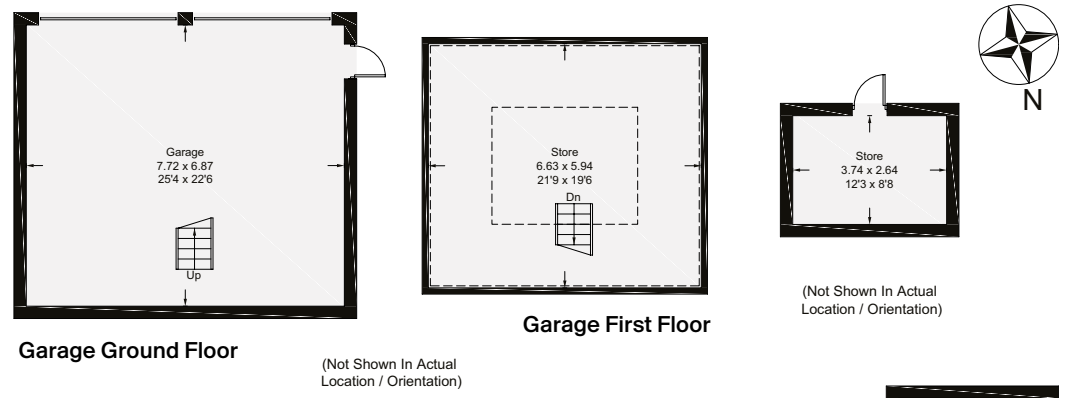
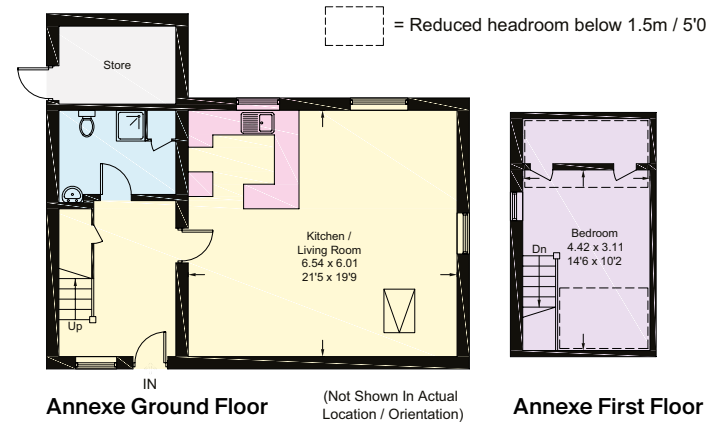
We are advised by our clients that the property has mains water, electricity, private drainage and oil fired central heating. Emergency gas fired generator which automatically cuts in, in the event of a power cut.



Approximate Gross Internal Floor Area
 245.1 sq m / 2638 sq ft
 Outbuildings = 142.5 sq m / 1534 sq ft
 Annexe = 81.4 sq m / 876 sq ft
 Total = 469.0 sq m / 5048 sq ft
 (Excluding Void)

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



Directions (Postcode: KT24 6ER)

Do not go to Hillside Manor Farm

what3words: ///fonts.thanks.host

From Guildford town centre, head east on the A246/Epsom Road for about 5 miles. At the Bell & Colvill roundabout in West Horsley, turn right onto Shere Road and head south for about 1.1 miles climbing up the hill passing Sheepleas on the left. Do not follow the signs to Hillside Manor Farm but stay on the lane and the turning to Hillside Farm will be found on the right after a short distance. Follow this private lane and Hillside Farm will be found on the right opposite the stables.



Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Ratings: House – E, Annexe – G

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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