

Cross Farm House, Shackleford, Surrey





A **once in a lifetime opportunity** in the heart of this prime country village.

Summary of accommodation

Main House

Hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room with AGA and pantry | Utility | Inner hall | Back hall | Cloakroom | Cellar

Principal bedroom with adjoining dressing room and shower room | Three/four further bedrooms | Family bathroom

Adjacent barn with various storerooms

Wonderful gardens and grounds with hard tennis court

Total approximate gross internal area including adjacent barn: 3771 sq ft

In all about 1 acre

Distances

Shackleford Village Shop & Post Office 0.1 miles, Godalming 3.9 miles, Guildford 6 miles, Farnham 7 miles, Haslemere 10.8 miles

London Heathrow 30 miles, Central London 36 mile, London Gatwick 39 miles

(All distances and times are approximate)



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Situation

Surrounded by unspoilt country and home of the Rosemead Angus Herd, Shackleford is one of Surrey's most highly coveted villages, which offers residents an idyllic blend of rural charm and modern convenience.

The village boasts good local amenities including an excellent post office/store and a welcoming public house, the Cyder House Inn, enhancing the community's appeal.

Cross Farm House sits in the centre of the village and benefits from lovely views across neighbouring period properties and open farmland.

Aside from Aldro, Shackleford is strategically positioned near distinguished schools including Charterhouse, Priors Field and Edgeborough.

The property

Cross Farm House is a most picturesque Grade II listed village house which we understand dates from the late 16th century, refaced in the 18th century and extended in the 20th century. Set in a lovely rural location in the centre of this sought after village and until recently, part of a much larger farming estate.

The house is packed full of historic charm with beams and working fireplaces and now offers an incoming purchaser the opportunity to stamp their own mark on what is already a beautiful village house.

The property is approached off the road down a charming shared driveway which in turn opens up into a private drive for Cross Farm House.

The actual gardens have been lovingly tended with well stocked borders, terracing and a hard tennis court.

Adjacent to the house is a lovely period stone barn which could, subject to planning and listed building consent, be incorporated into the main house to create a lovely room with views over the surrounding farm.





Approximate Gross Internal Floor Area

281.9 sq m / 3034 sq ft

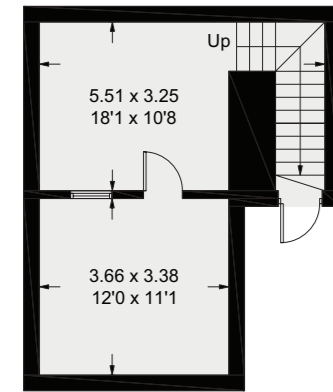
Cellar = 30.9 sq m / 333 sq ft

Barn Store = 37.5 sq m / 404 sq ft

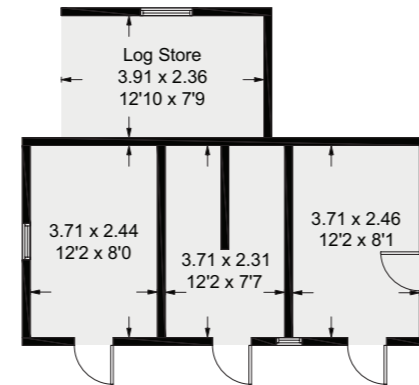
Total = 350.3 sq m / 3771 sq ft

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

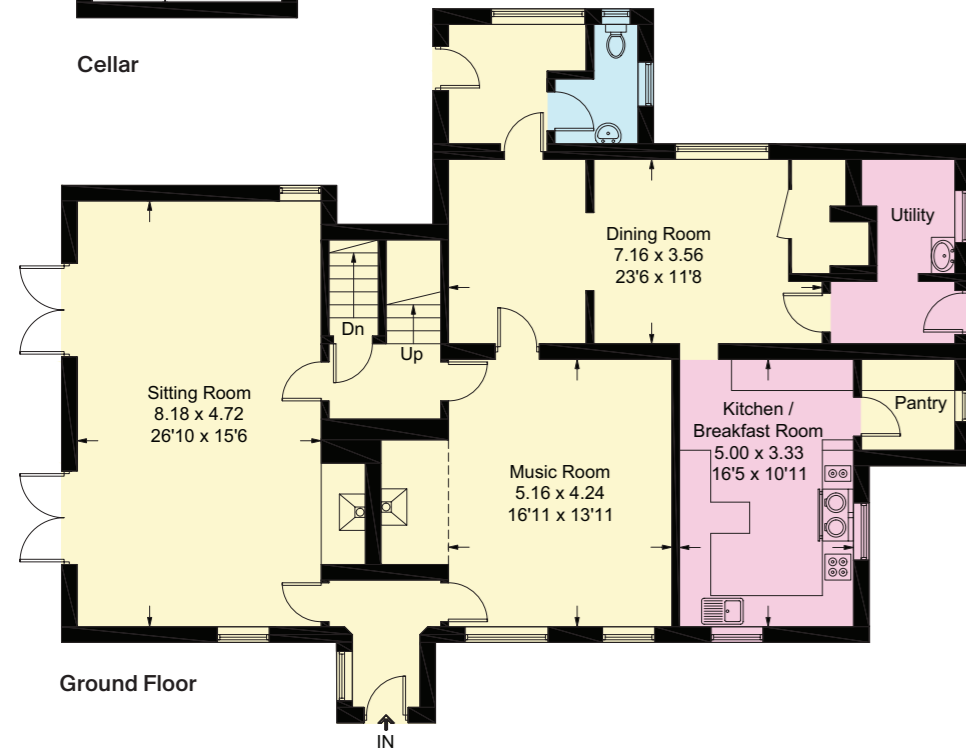


Cellar

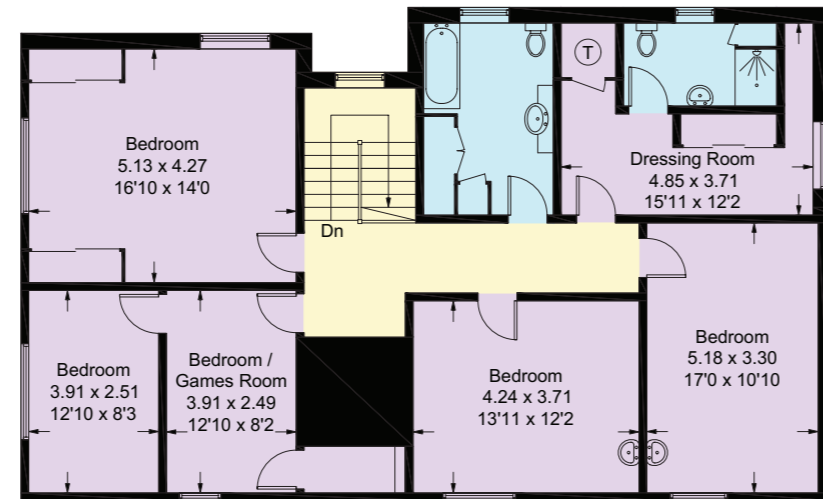


Barn / Store

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Services

We are advised by our clients that the property has mains water, electricity, private drainage and oil fired central heating.

Directions (Postcode: GU8 6AH)

what3words: ///outlooks.boarding.inefficient

Leave Guildford via the Farnham Road and join the A31 (Hogs Back). Exit the A31 at Puttenham/Wanborough and at the T junction, turn left onto Puttenham Hill/B3000. After 0.4 miles, having passed the pub on the right-hand side, turn right into Hook Lane. Stay on this lane into the village and turn right into Lombard Street (opposite Aldro) where the driveway will be found on the right-hand side. Proceed all the way to the end of the drive where Cross Farm House will be found.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: E



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 August 2024. Photographs and videos dated August 2024.

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