



Little Court, Shackleford, Godalming, Surrey

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

**Summary of accommodation**

**Main House**

Entrance hall | Dining hall | Drawing room | Dining room | Conservatory | Study | Kitchen/breakfast room | Sitting room | Laundry room | Boot room  
Utility room | Boiler room | Games room | Two cloakrooms | Lift

Principal bedroom with dressing room and bathroom | Four further bedrooms | Two further bath/shower rooms

**Cottage**

Sitting room | kitchen | Two bedrooms | bathroom

Double garage

Beautiful part walled south-facing garden and grounds.

In all about 1.024 acres

**Distances**

Shackleford Village Shop & Post Office 0.2 miles, Godalming 3.9 miles, Guildford 6 miles

Farnham 7 miles, Haslemere 10.8 miles, Central London 36 miles

**Airports:** London Heathrow 30 miles, 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.

Little Court 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.



## Little Court

Owned by our clients since 1971, Little Court is a much-loved family home which offers an incoming purchaser the opportunity to stamp their own mark on what is already a beautiful village house set in incredible gardens.

The front door opens into a light and bright dining hall off which is a stunning 32-foot drawing room with a small ante room off it as well as a study and conservatory.

The kitchen/breakfast room has a lovely square dining room off it as well as a comfortable sitting room with lift access to the first floor. There are a series of domestic rooms including a laundry, utility room and boot room with stairs up to a games room.

On the first floor is the principal bedroom with dressing room and bathroom. Adjacent to this is a wide landing with large airing cupboard at one end. This whole area could be turned into substantial suite if so desired.

There are four further bedrooms with two bath/shower rooms.

In addition to the house is a very useful two bedroom cottage ideal for relatives, staff or guests.







Approximate Gross Internal Floor Area  
 446.2 sq m / 4803 sq ft  
 The Cottage = 77.4 sq m / 833 sq ft  
 Garage = 40.2 sq m / 433 sq ft  
 Total = 563.8 sq m / 6069 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



The Cottage Ground Floor  
 (Not Shown In Actual Location / Orientation)



Cottage



Cottage



Cottage



## Garden and grounds

Little Court is approached off The Street into a courtyard with ample parking in front of the cottage, double garage, and house. The gardens are predominantly walled and are truly incredible and have been beautifully laid out to include a substantial south-facing York stone terrace, large areas of lawn and a secluded walled garden which used to have a swimming pool (since filled in). A key feature on the western boundary is a rare 'crinkle-crackle' brick wall which is a continuous series of bows.





## Services

We are advised by our clients that the property has all mains services.

## Directions (GU8 6AH)

**what3words:** ///portable.adopters.minute

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 all the way into the village and Little Court will be found on the left-hand side after Chalk Lane.

## 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 Rating:** Main House - F



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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