



# LITTLE TRUNLEY HEATH FARM

Bramley, Guildford, Surrey



## A VERY SPECIAL COUNTRY PROPERTY OFFERING BEAUTIFULLY PRESENTED AND ADAPTABLE ACCOMMODATION

Set midway between Shalford and Bramley, with stunning gardens and grounds.

### Summary of accommodation

**Main House:** Four bedrooms | Dressing room | Two bathrooms | Hall | Cloakroom | Sitting room | Inner hall  
Magnificent 34 ft vaulted drawing room | Farmhouse kitchen/dining room | Utility room

**Annexe:** Hall | Fifth bedroom | Shower room | Kitchenette

Outside | Detached garage building (with planning consent for conversion to ancillary accommodation)  
Walled courtyard with heated swimming pool | Stabling | Well maintained south-facing garden | Four fenced paddocks

**In all about 3.51 acres**

**Distances:** Farncombe main line station (London Waterloo from 42 minutes) 1.5 miles, Bramley 1.25 miles  
Guildford (London Waterloo from 38 minutes) 2.75 miles, Godalming 2.25 miles. A3 3 miles  
(All distances and times are approximate)

## THE PROPERTY

This charming period farmhouse, which is not listed, is understood to date from the 16th century and has attractive colour washed brick and tile-hung elevations under a clay tiled roof. In recent years, the house has been extensively modernised and upgraded to a very high standard including the conversion of the attached period barn into a magnificent 34 feet x 15 feet drawing room with vaulted ceiling, extensive exposed timbering, limestone flooring and under floor heating.

In addition, a self-contained annexe has been created which is ideal as a guest suite.









Approximate Gross Internal Area  
 House = 265 sq m / 2853 sq ft  
 Outbuildings = 58 sq m / 624 sq ft  
 Total = 323 sq m / 3477 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Annexe



Annexe



## GARDENS & GROUNDS

The farmhouse, barn and annexe surround a lovely, sheltered walled courtyard with a heated swimming pool with electrically operated safety cover set in quartz paving.

The farmhouse has a sunny, south and west-facing outlook over a well maintained garden with a large expanse of level lawn, ideal for children. Beyond, there are four well fenced paddocks with a stable block and a field shelter.

## SITUATION

Little Trunley Heath Farm stands on the edge of the rural hamlet of Unstead, lying midway between the popular villages of Shalford and Bramley. Although rural in atmosphere, the location is very convenient for access to the towns of Guildford (2.75 miles) and Godalming (2.25 miles) providing excellent shopping and recreational facilities. There are a number of superb schools within easy reach including St. Catherine's in Bramley, St. Hilary's and Charterhouse in Godalming and Lanesborough, the Royal Grammar School, the High School and Tormead in Guildford.

For commuters, Farncombe main line station is 1.5 miles with easy car parking and a regular train service to London Waterloo from 42 minutes, Guildford Station (London Waterloo from 38 minutes) is within 3 miles and there is access onto the A3 at Compton in 3 miles.

The property adjoins a protected nature reserve and is surrounded by fields and light woodland with abundance of birdlife and wildlife and, at the end of the road, there is the River Wey with lovely riverside walks along the towpath.

# PROPERTY INFORMATION

**Services:** The vendor advises us that the property has oil fired central heating, underfloor heating in the drawing room and bedroom five, Calor gas for cooking, LPG for the swimming pool, a Klargester private drainage system, mains water and electricity.

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band G

**Tenure:** Freehold

**EPC:** E

**Directions** (GU5 0BW)

From Guildford, proceed south on the A281 (signposted Horsham) to Shalford. Continue over the roundabout in Shalford and after approximately 0.5 miles, turn right into Trunley Heath Road. Little Trunley Heath Farm will be found after about 0.4 of a mile on the left-hand side.

**Viewings:** Viewing is strictly by appointment through Knight Frank.



**Tim Harriss**

01483 617910

tim.harriss@knightfrank.com

**Knight Frank Guildford**

2-3 Eastgate Court, High Street

Guildford GU1 3DE

**knightfrank.co.uk**



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