



RYSTEAD HOUSE  
CHIDDINGFOLD, SURREY



A STUNNING PERIOD PROPERTY  
SET IN APPROXIMATELY THREE  
ACRES LOCATED ON THE EDGE  
OF THE HIGHLY SOUGHT-  
AFTER VILLAGE OF  
CHIDDINGFOLD. THE SEPARATE  
GRANARY IS GRADE II LISTED.

SUMMARY OF ACCOMMODATION

Ground Floor: Reception hall | Dining room | Study | Drawing room | Kitchen/breakfast room  
Family room | Pantry | Utility | W/C

First Floor: Principal bedroom suite with dressing room and en suite  
Bedroom with en suite shower room | Four further bedrooms | Two family bathrooms

Outbuildings: Greenhouse | The Granary | Barn for logs and machinery | Garaging

In all about 2.91 acres and 6,177 sq ft

# SITUATION

Rystead House is positioned in a quiet, rural location on the edge of the popular village of Chiddingfold. Local amenities include two shops, a butcher and Boots pharmacy, two churches, a vet, medical centre, post office, primary school and several public houses all centred around the delightful village green. Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities whilst the county town of Guildford is about 12 miles to the north. Communications in the area are extremely good with excellent road and rail connections all within easy reach.

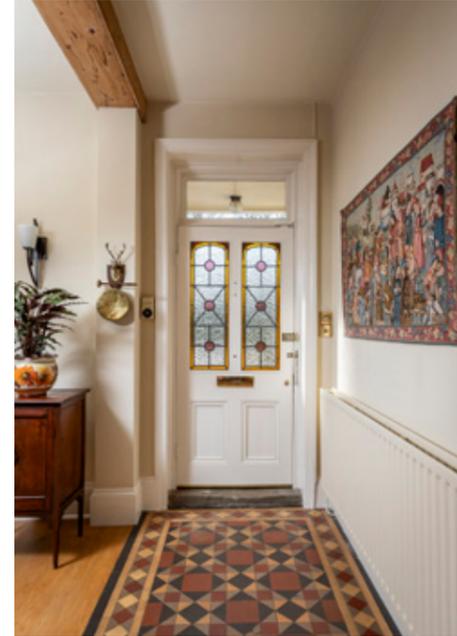
The A3 is 15 minutes away by car and provides easy access to London to the north and the south coast and J10 of the M25 is approximately 20 miles away giving access to the national motorway network providing good access to London's international airports of Gatwick and Heathrow. The local mainline station is at Witley, a six minute drive away, offering a fast service to London Waterloo taking approximately 54 minutes.

The area has an excellent selection of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field at Godalming, Aldro at Shackleford and a number of other good private and state schools plus Guildford High School, Tormead and The Royal Grammar School in Guildford.

Sporting facilities include racing at Sandown, Epsom and Ascot.

Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well-known courses throughout the area including the West Surrey at Godalming, two good courses at Liphook and a local course at Chiddingfold. The surrounding area is renowned for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits.

Witley 2.2 miles (London Waterloo from 54 mins), Haslemere 6 miles (London Waterloo from 59 mins), Godalming 7 miles (London Waterloo from 43 mins) Guildford 12 miles (London Waterloo from 35 mins), London 43 miles, A3 Milford 5.4 miles, M25 (Wisley Junction 10) 19.7 miles, London Heathrow 35.3 miles, London Gatwick 31.4 miles. (Distances and times approximate)



# RYSTEAD HOUSE

Rystead House is a charming detached house positioned on the edge of the popular village of Chiddingfold. The house is believed to have been built in the 13th century. It was originally built as a medieval hall house with a cross passage. The stunning fireplace in the hall is believed to date back to 1545. This substantial property spans 5,000 sq ft and features six bedrooms, making it ideal for a large family or those who enjoy spacious living.

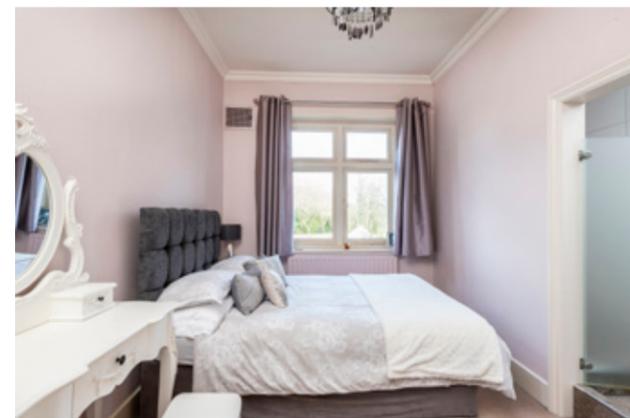
The house is an example of classic architecture, with a red tiled roof and a timeless brick facade. The elegant design harmonizes with the surrounding woodland backdrop. The winding driveway adds to the property's charm.

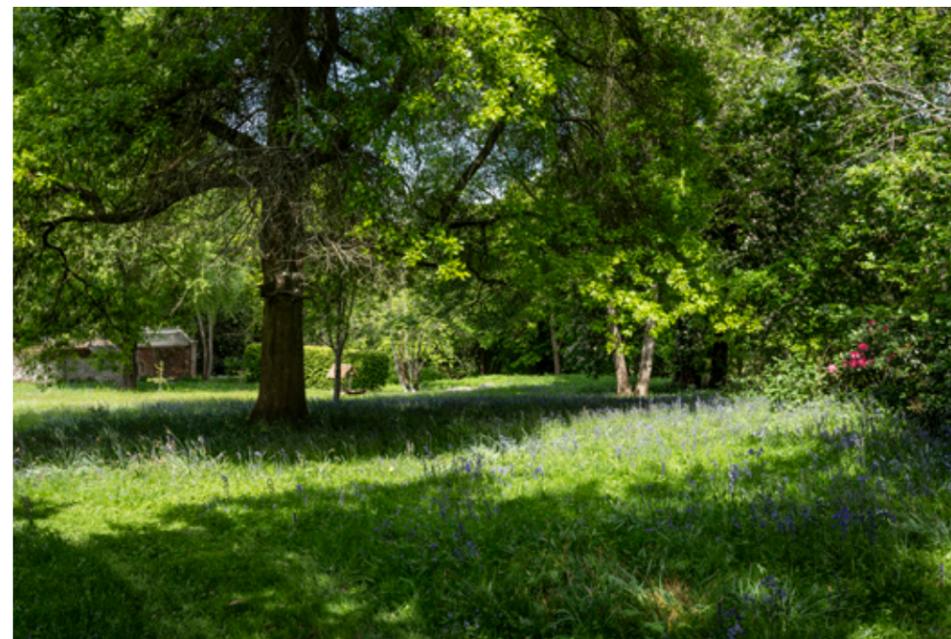
Inside, the house offers a well-balanced layout with superb ceiling heights throughout. Large windows allow natural light to flood the space, enhancing the warm and inviting atmosphere.

The principal bedroom suite is a standout feature, offering an en suite bathroom and ample closet space. The additional five bedrooms are also generously sized, providing plenty of room for family members or guests.









## GARDENS AND GROUNDS

Outside, the manicured lawns and greenery create a picturesque setting. The garden offers various areas to unwind and enjoy the outdoors, from the sunny patios to the shaded spots under the mature trees.

The stunning granary is Grade II listed and there is a further substantial barn which is used for machinery and a large log store. There is a spacious garage positioned on the driveway and is currently used as a workshop. Located off the rear of the house is a beautiful partially walled garden with a Victorian greenhouse at the end, ideal for garden enthusiasts.



# PROPERTY INFORMATION

## Services

Our clients informed us that the property has mains water, electricity, oil fired central heating and private drainage

## Local Authority

Waverley Borough Council: 01483 523333

## Council Tax: Band H

## EPC Rating: E

## Note

The Granary to the rear of the house is Grade II listed. Our clients are obtaining a report from Mitchell Evans, which will provide clarity as to what implication this has on any future planning applications.

## Directions

Postcode: GU8 4XS

## Nigel Mitchell

01483 617916

nigel.mitchell@knightfrank.com

## Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford, Surrey, GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

From Guildford, head south on the A3 and take the Milford exit. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit, signposted A283 to Petworth, Witley and Chiddingfold. Remain on this road through Witley passing King Edward's School on the right and then straight down into the village of Chiddingfold. Immediately after the Winterton Arms public house on your left, turn left into Skinners Lane. Follow this lane till you reach the T junction at the end. Rystead House will be found immediately in front of you.

What3words: ///shallower.grins.twitchy

## Viewing

Viewing by prior appointment only with the agents

Knight Frank.

## Julia Meadowcroft

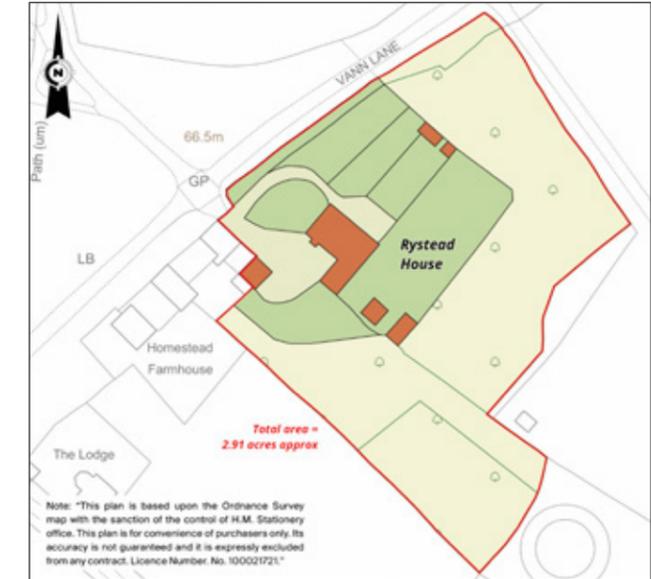
020 7861 5390

julia.meadowcroft@knightfrank.com

## Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford, Surrey, GU1 3DE



Approximate Gross Internal Area  
Main House = 4802 sq. ft / 446.11 sq. m  
Garage = 413 sq. ft / 38.40 sq. m  
Outbuildings = 962 sq. ft / 89.35 sq. m  
Total = 6177 sq. ft / 573.86 sq. m

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.

Your partners in property

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