



Glebe Farm

Shackleford, Surrey







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A striking village house in one of Surrey's most sought-after locations, south of Guildford.

Accommodation

Entrance hall | Drawing room | Dining room | Study | Kitchen/breakfast room with Aga
Utility room | Pantry | Cloakroom

Principal bedroom with en suite shower room
4 further bedrooms Family bathroom

Barn style garaging | Mature well-screened gardens

In all approximately 1.15 acre



Guildford
2-3 Eastgate Court, High Street,
Guildford, Surrey GU1 3DE

Tel: 01483 565 171
guildford@knightfrank.com
knightfrank.co.uk

Situation

Glebe Farm is located in the heart of Shackleford, one of Surrey's sought-after villages, with its post office/stores and public house, having an outlook to the rear over the neighbouring cricket pitch.
(Distances and times approximate)

Shopping

Haslemere - 10.8 miles

Godalming - 3.9 miles

Guildford - 6 miles

Farnham - 7 miles

Central London - 38 miles

Schools

St Mary's C of E Infant School, Shackleford

Aldro, Shackleford

St Hilary's, Godalming

Charterhouse, Godalming

Prior's Field School, Godalming

Puttenham C of E Infant School, Puttenham

King Edward's School, Witley

Barrow Hills, Witley

Cranleigh School, Cranleigh

The Royal Grammar School, Guildford

Lanesborough Prep School, Guildford

Tormead School, Guildford

Guildford High School, Guildford

St Catherine's School, Bramley

Waverley Abbey, Tilford

Barfield, Farnham

Amesbury, Hindhead

Communications

Trains: Farncombe 3.2 miles (London Waterloo from 43 mins),
Guildford 6 miles (London Waterloo from 33 mins), Godalming 3.9 miles (London Waterloo from 46 mins)

Roads: A3 Hurtmore 1 mile, M25 (Wesley Junction 10) 14.2 miles

Airports: London Heathrow 27.4 miles, London Gatwick 35 miles





Amenities

Entertainment:

G Live, Guildford
Yvonne Arnaud, Guildford
Electric Theatre, Guildford
New Victoria Theatre, Woking
Odeon Cinema, Guildford

Sports & Leisure

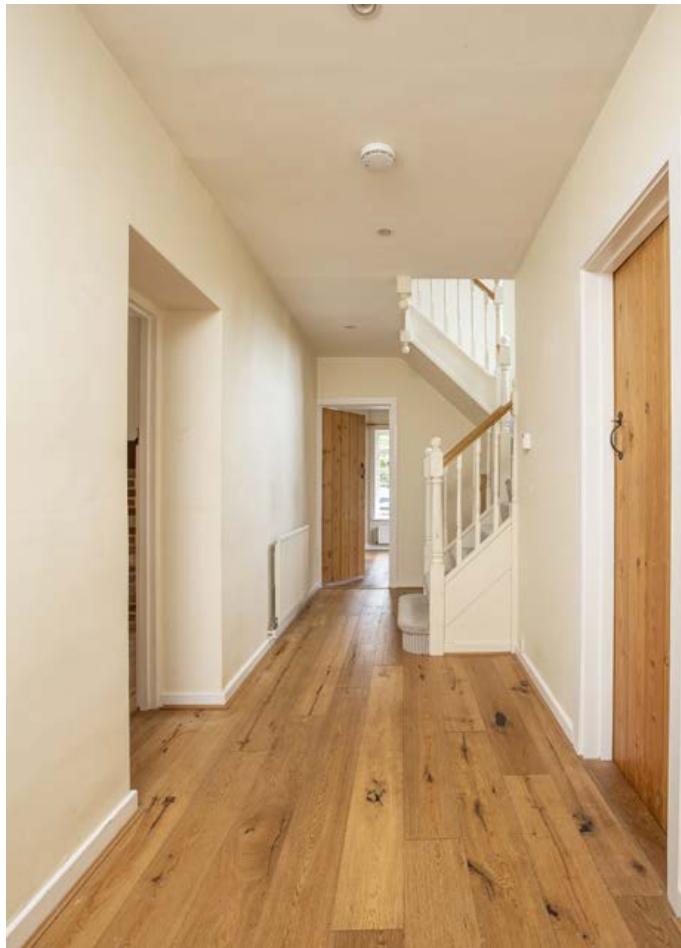
Surrey Sports Park, Guildford
Spectrum Leisure Centre, Guildford
Racing: Goodwood
Polo: Cowdray Park
Golf: West Surrey Golf Club, Puttenham Golf Club, Hankley Common Golf Club, Hurtmore Golf club
Sailing: Chichester Harbour



Glebe Farm

Glebe Farm is a wonderful example of a village house, in the highly sought after village of Shackleford. The house, which has attractive brick and stone elevations, is believed to date back to the 19th century and provides an incoming purchaser the opportunity of placing their own mark on the property.

The house is approached into an entrance hall with three reception rooms leading off, with a kitchen/breakfast room having an oil-fired Aga. This is also adjoined by a large pantry and utility room, providing potential for creating a larger kitchen/breakfast room.





On the first floor are a good balance of bedrooms and bathrooms including a principal suite, some of which enjoy a lovely outlook over the neighbouring cricket pitch.

Of note is the generous sized drawing room with a lovely Inglenook fireplace having double doors leading out onto a substantial York stone terrace. The ground floor has wooden flooring and the kitchen has terracotta tiles.





Outside

Situated on the westerly side of the house is a recently built oak clad barn style garage with two pairs of double doors to the front. There is also an outside plant room/store.

Gardens

Glebe Farm is approached into a substantial gravel driveway, fronting both the house and garaging. Bordering the edges of the gardens are well-stocked flower borders with a York stone pathway leading around to the rear of the house. To the rear of the house is a substantial York stone terrace with steps and stone retaining walls, leading up to the lawns. Interspersed around the gardens are numerous well-stocked flower and shrub borders and mature trees and of specific note is the Weeping Willow. The boundaries of the gardens are defined by mature hedging offering a wonderful degree of privacy.

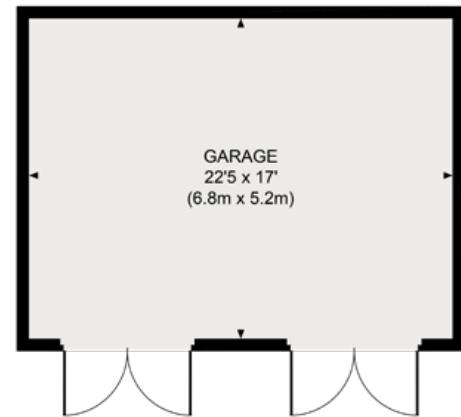
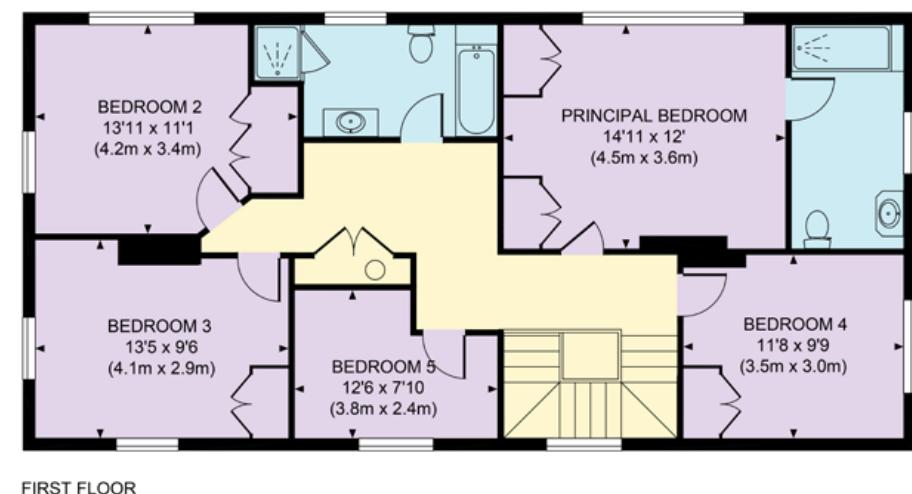
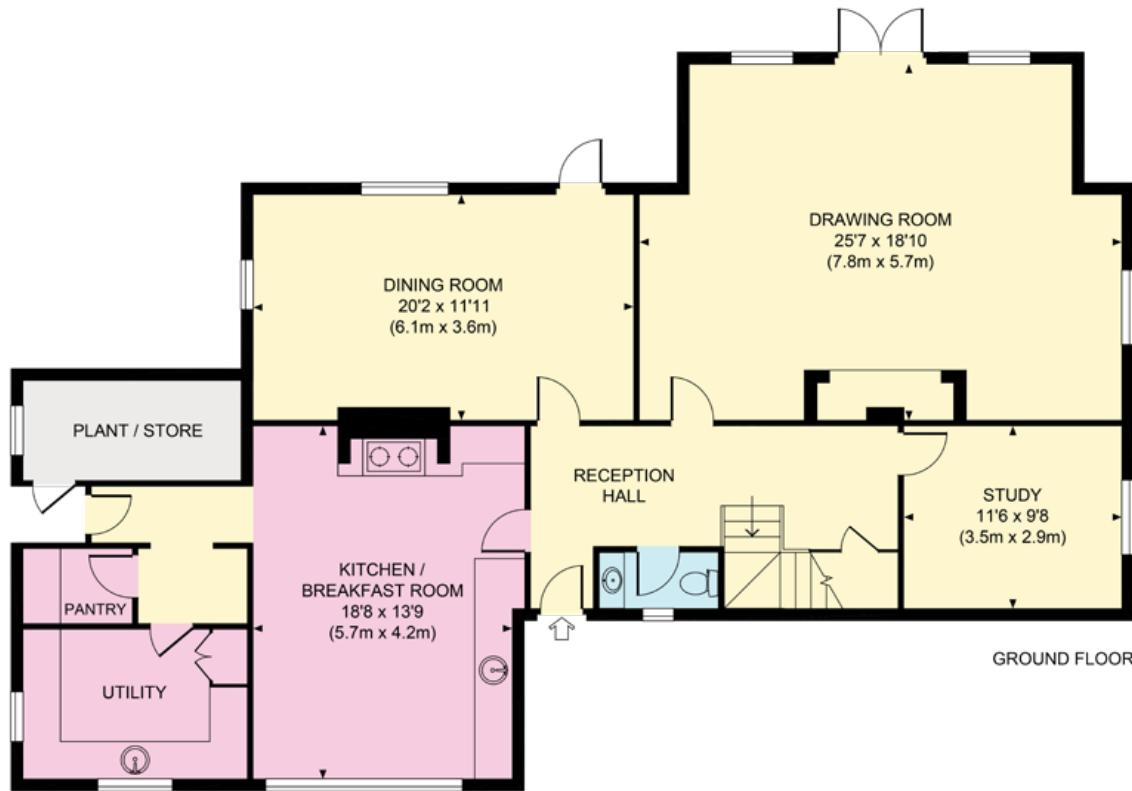
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

Main House: 2,502 sq ft / 232.4 sq m

Outbuildings: 377 sq ft / 35.1 sq m

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.





Services

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

Additional Land

Within the current fenced boundaries of Glebe Farm in the south eastern corner, is 0.17 acres of land, which has been used for many years by the property. An application is currently with the Land Registry for this to be formalised.

Energy Performance Certificate

Rating: E

Local Authority

Guildford Borough Council – 01483 505050

Directions (GU8 6AN)

From Guildford, take the A3 heading south and exit at the Shackleford junction signed to Charterhouse, Hurtmore and Shackleford. Turn right at the T-junction, passing under the A3 and after approximately 0.25 miles, turn right into Grenville Road, signed to Shackleford. Continue for approximately 0.75 miles, into the centre of the village of Shackleford. At the village sign, turn left into Peper Harow Lane, whereupon Glebe Farm will be found on the left, 100 yards after the Cyder House.

Viewing

Viewing is strictly by appointment through Knight Frank.

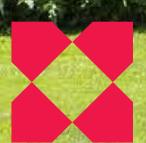


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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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