

Pound Farm

Dunsfold, Godalming, Surrey





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A charming Grade II listed farmhouse, with planning permission for external and internal renovations and alterations including a kitchen extension, dormers and roof extension. Set in an idyllic location in the heart of the village with an extensive range of outbuildings and approximately 38 acres of mainly pasture.

Milford 5 miles (London Waterloo from 50 minutes), A3 8 miles, Godalming 8 miles (London Waterloo from 46 minutes), Guildford 12 miles, M25 (J10) 18 miles, London Gatwick 27 miles, London Heathrow 34 miles, Central London 42 miles
(All distances and times approximate)

Accommodation

Main House

Hall | Staircase hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility room | Cloakroom
Garden room | Greenhouse/flower room | Domestic office/outhouse | Cellar

Principal bedroom with dressing room and bathroom | 5 further bedrooms | Large loft area | Family bathroom

Beautiful outbuildings including a sensational tithe barn and a wonderful snooker/games room | Further barns and cart sheds

Former tennis court | Part walled garden | Kitchen garden | Paddocks

The Granary

Kitchen/dining room | Sitting room | Bedroom with ensuite bathroom | Bedroom with shower | Cloakroom

In all about 38.43 acres

All internal photographs show the house as previously furnished.



Guildford

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Situation

Schools

- Charterhouse, Godalming
- St Hilary's, Godalming
- Prior's Field, Godalming
- Aldro School, Shackleford
- Godalming Sixth Form College
- Longacre, Shamley Green
- Lanesborough, Guildford
- Guildford High School
- The Royal Grammar School, Guildford
- Cranleigh School
- St Catherine's, Bramley
- The Royal School, Haslemere
- Highfield School, Liphook

Racing

- Fontwell Park
- Goodwood
- Sandown Park

Polo

- Hurtwood Park, Ewhurst
- Cowdray Park, Midhurst

Pound Farm is situated off The Common in Dunsfold, a quintessential English village that offers a thriving shop with post office, public house, cricket green and a 12th Century church as well as some of the county's most beautiful countryside, which surrounds the village.

History

We understand that Pound Farm dates from the early part of 17th Century with a parlour wing added in 1687 as well as substantial 20th Century extensions. The property is Grade II listed and has been in the same family for the last 60 years.



Sales particulars from 1958 show that before that date, Pound Farm was in the ownership of the Park Hatch Estate, owned by the Duke of Westminster.

The Grade II listed barn forms part of a traditional farmyard and is believed to date from the latter part of the 17th Century and consists of seven bays, aligned west to east.

Planning Permission Approval: Planning Application WA/2022/02967 - granted by Waverley Borough Council for listed building consent for external and internal renovations and alterations including erection of extensions dormers and roof extension with solar panels following demolition of existing extensions (further details online or through Knight Frank).



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
4,314 sq ft / 400.8 sq m

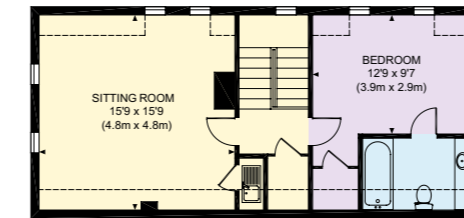
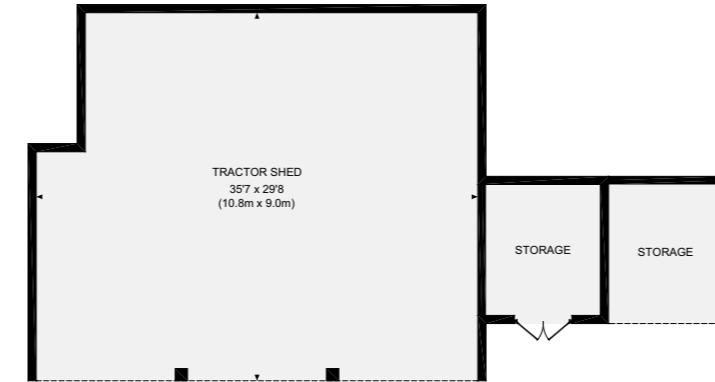
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



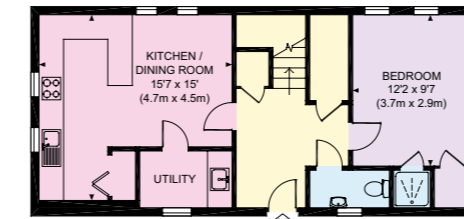


Approximate Gross Internal Floor Area
The Granary: 1,085 sq ft / 100.8 sq m
Outbuildings: 5,218 sq ft / 484.8 sq m

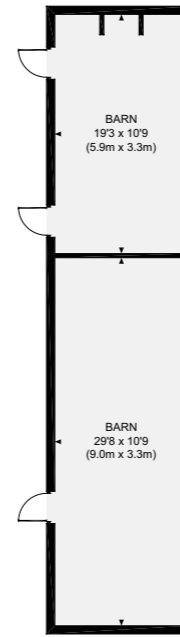
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The Granary First Floor



The Granary Ground Floor







Services

We understand the property has mains water, electricity, oil fired heating and private drainage.

Local Authority

Waverley Borough Council. Tel: 01483 523333

Council Tax

Pound Farm: Band H

The Granary: Band F

Tenure

Freehold



Directions (GU8 4LA)

In the centre of Dunsfold, with the village shop and The Sun Inn pub on the right, turn left opposite Dunsfold Common towards Dunsfold Baptist Church and follow the drive to Pound Farm where there is plenty of parking by the house in the farmyard.

What3words: ///intervene.topped.planting

Viewings

Viewing is strictly by prior appointment with the vendors' sole agents.



Connecting people & property, perfectly.

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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