

The Clock House, Shalford, Surrey







A large family home c1875 with a **stunning walled garden** of over half an acre and studio annexe. Huge potential to renovate subject to the necessary consents.

Summary of accommodation

Ground Floor: Five reception rooms | Kitchen | Ground floor fourth bedroom | Bathroom | Cloakroom

Annexe (Ground Floor): Studio annexe with kitchen and bathroom – can be accessed via its own front door

First Floor: Four bedrooms | Bathroom | Two cloakrooms

Gardens and Grounds: Glorious well-maintained walled garden | Summer house | Large greenhouse | Raised swimming pool
Gardener's WC | Double garage

Gardens extend to just over 0.5 acres

Distances

Shalford 0.6 miles, Guildford High Street 2.4 miles, Central London 35 miles, A3 (Guildford) 3.1 miles, M25 (Junction 10) 15.9 miles

Trains: Guildford 2.5 miles (London Waterloo from 34 mins), Shalford 0.8 miles (Guildford from 5 minutes), Godalming (London Waterloo from 46 mins)

Airports: Heathrow 21.6 miles, Gatwick 24.2 miles

(All distances and times are approximate)



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Situation

The Clock House is situated close to the green in the popular village of Shalford, with its rich community atmosphere. The area offers wonderful walking, riding and cycling opportunities.

Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, coffee shop, tennis club and a village green hosting both cricket and football pitches. There are also three pubs within walking distance, a church and highly regarded village infant school with adjoining pre-school.

Guildford's historic High Street is only a short drive and provides extensive shopping, theatres, Surrey Sports Park, The Spectrum leisure centre, cinema complex and many restaurants and bars.

The main line Guildford station (2.5 miles) has a frequent commuter service to Waterloo in approximately 34 minutes. Trains from Shalford station (0.8 miles) link to Guildford within five minutes.





Schools

The area is well-known for having excellent schooling - both state and private.

Shalford infants and primary

St Catherine's (Bramley)

Royal Grammar School (Guildford)

Guildford High School

Charterhouse (Godalming)

Cranleigh

Amenities

Golf: Bramley, West Surrey, Guildford, Hurtmore

Tennis: Shalford, Bramley and Guildford

Rowing: Guildford

The property

The Clock House dates back to c1875 and provides considerable scope for both enlarging and renovating subject to the necessary consents.

Approached via a gated private driveway, which accommodates parking for several cars, The Clock House offers versatile and exceptionally spacious ground floor accommodation.

Whilst the layout could easily be arranged to create a spacious family home, it also provides a separate point of access to the studio annexe/au pair accommodation or home office.











Approximate Gross Internal Floor Area
 Ground Floor = 170.6 sq m / 1836 sq ft
 First Floor = 74 sq m / 797 sq ft
 Garage = 21.6 sq m / 233 sq ft
 Summer House = 13.6 sq m / 146 sq ft
 Green House = 30.3 sq m / 326 sq ft
 WC = 1.4 sq m / 15 sq ft
 Total = 311.5 sq m / 3353 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.



Gardens

The stunning walled garden, of just over 0.5 acres, is a particular feature of the property and has been extremely well maintained over the past 60 years by the same owner – having made good use of the 34-foot long green house. Along with a hidden raised pool, the grounds provide a wonderful setting.

Services

We are advised by our clients that the property has mains water, electricity and drainage. Partial gas central heating (radiators) in addition to electric heating.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council – 01483 505050

Council Tax: Band G

EPC Rating: F

Viewing

Viewing is strictly by appointment through Knight Frank.

Directions (GU4 8JQ)

From Guildford take the A281 towards Shalford. At the roundabout in Shalford, take the 1st exit onto Kings Rd/A248, then turn immediately right onto Chinthurst Lane. Turn right into Summersbury Drive approximately 0.3 miles on the right-hand side. The Clock House is the fourth house on the right-hand side.









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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Particulars dated October 2022. Photographs dated October 2022.

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