



River House, Elstead, Surrey





A substantial family house, in the heart of Elstead.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Study
Family room | Kitchen/ breakfast room | Two cloakrooms
Utility/boot room | Boiler/drying room | Cellar

Principal bedroom suite | Five further bedrooms
Family bathroom | Family shower room

Garden and Grounds

Mature walled gardens | Parking

In all about 0.41 acres



Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Situation

River House is situated in the heart of the popular village of Elstead overlooking the village green with its village shop, doctors and dentists, two coffee shops and three public houses all within walking distance.

The village boasts active football, cricket and tennis clubs with numerous other clubs and societies for all ages and many interests. Nearby golf clubs include Hankley Common and West Surrey.

Surrounded by Thursley Nature Reserve, Elstead and Puttenham Commons the riding, walking and cycling opportunities are extensive. Yet, communication and access are outstanding to the A3 (direct to M25/London) or Hog's Back and the towns of Godalming, Guildford and Farnham with rail links direct to London.

Local independent schools include Aldro (Shackleford), St Hilary's, Charterhouse, Priors Field (Godalming), King Edwards (Witley), St Catherine's (Bramley), Cranleigh, St Edmunds (Hindhead) along with easy access to Godalming Sixth Form College, many of which are served by school buses from near the village green.

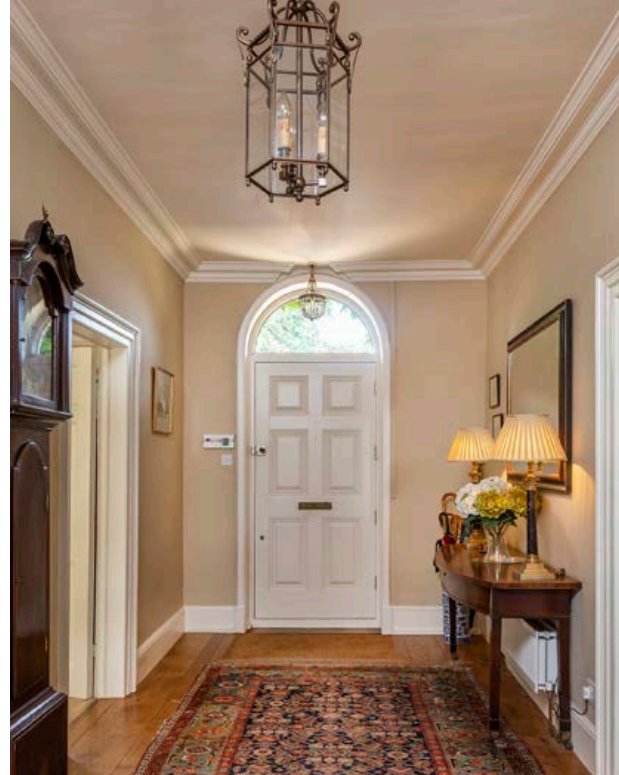
Distances

Godalming 5.3 miles (London Waterloo from 43 mins), Farnham 4.5 miles (London Waterloo from 51 mins), Haslemere 10.3 miles (London Waterloo from 57 mins), Guildford 9.3 miles (London Waterloo from 36 mins), Milford 3.9 miles (London Waterloo from 47 mins).

Roads: A3 Milford 2.4 miles, M25 (Wisley Junction 10) 18.7 miles

Airports: London Heathrow 29 miles, London Gatwick 39 miles

(Distances and times approximate)





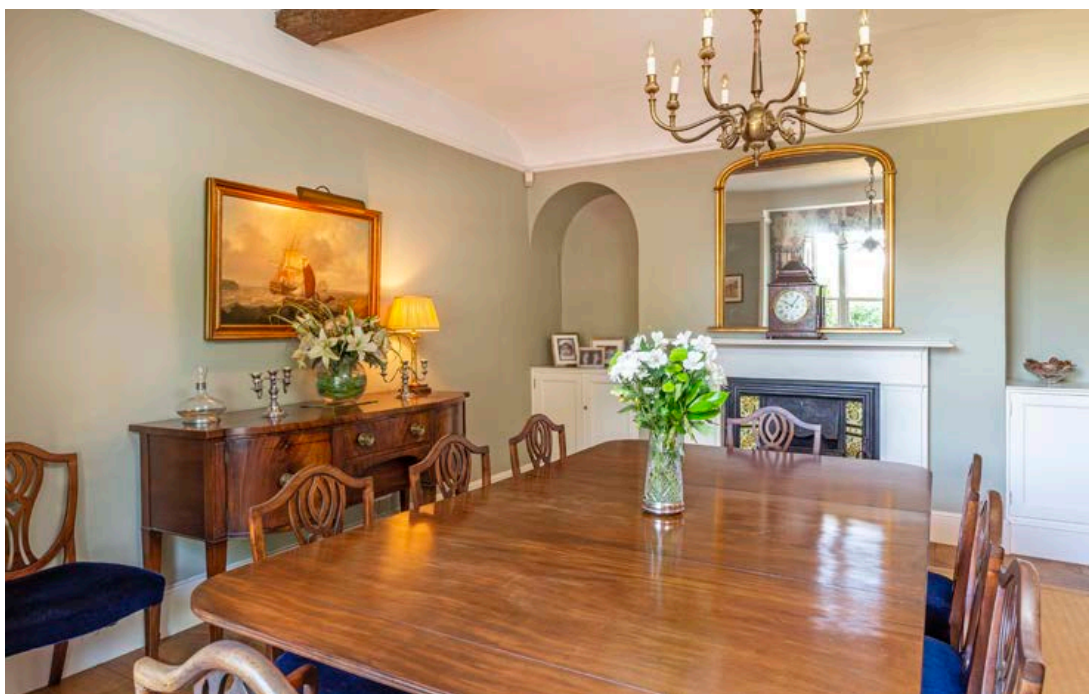
River House

River House is a substantial village house, located in the heart of Elstead. The house dates back to Georgian or earlier origins, built of brick and bargate stone and extended notably during the Victorian era with tile hung elevations under a clay tiled roof.

Leading off the generous sized entrance hall, with its oak floor, are the principal reception rooms each with fireplaces, casement window shutters and French doors off the drawing room into the garden. The kitchen/breakfast room is the heart of the house with bespoke Shaker styled kitchen units from Aspect kitchens and gas Aga.

The main staircase leads up to a substantial landing on the first floor with six bedrooms and a total of three bath/shower rooms, as well as a separate staircase.

River House is a wonderful example of a family orientated village house, set in private mature gardens.











Outbuildings

There are two garden sheds and a sun house.

Garden and Grounds

River House is approached through an impressive pillared entrance into a gravel driveway with ample parking behind a bargate stone wall. A gate leads through a beech hedge to the main garden with manicured lawn, flanked by shrub and herbaceous borders. The garden is walled making it child and dog friendly and is stocked with mature specimen trees, limes and yew hedging providing a wonderful degree of privacy.

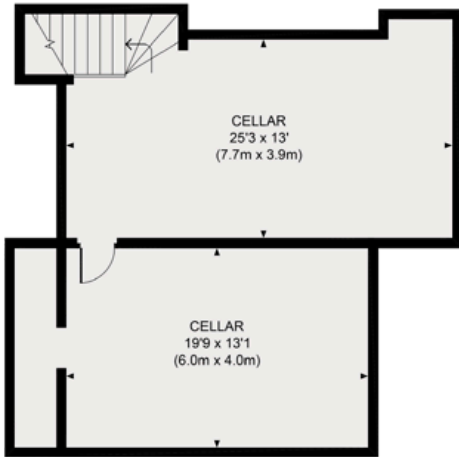
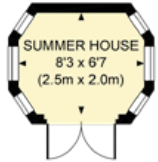
Approximate Gross Internal Floor Area

Main House: 4,960 sq ft / 460.7 sq m

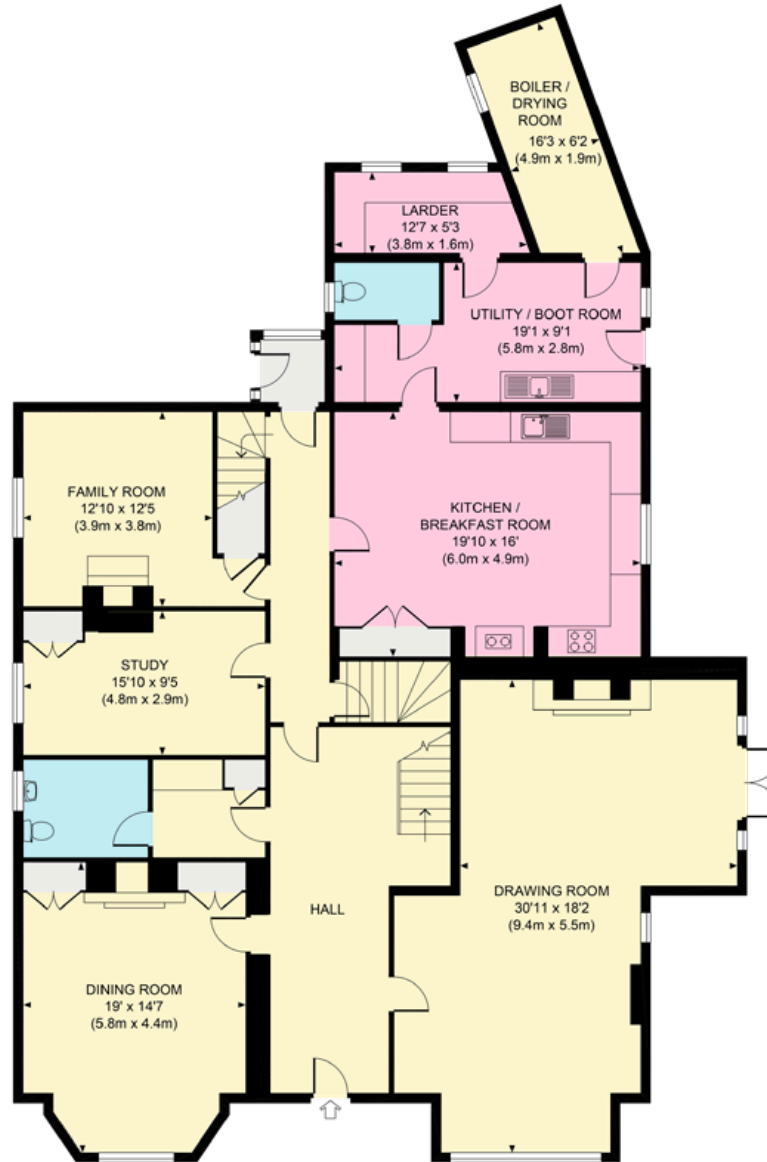
Outbuildings: 50 sq ft / 4.6 sq m

Total: 5,010 sq ft / 465.3 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.



Lower Ground Floor



Ground Floor



First Floor





Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating. Super fast broadband.

Local Authority & Council Tax Band: Waverley Borough Council. 01483 523333. Band H.

Energy Performance Certificate Rating: Band D

Right of way: On the northern side of the house (to the rear) is a gravelled courtyard area owned by River House. This provides pedestrian access for the neighbouring cottage and vehicular access for two other neighbours.

Directions (Postcode: GU8 6DA)

From Guildford, take the A3 south, leaving at the Milford exit. At the roundabout, take the third exit and proceed back over the A3. At the next roundabout take the B3001 to Elstead. Upon reaching Elstead village green, the entrance into River House will be found immediately on your right.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2023. Photographs and videos dated August 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

