



Henley Park Farm House  
Henley Park, Normandy, Surrey

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# An **historic** and extremely comfortable Grade II listed country house in an enviable setting with distant rural views.

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## Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Conservatory | Utility | Cloakroom | Boot room | Cinema room

Principal bedroom with en suite shower room | Four further bedrooms | Three further bathrooms (two en suite)

Eaves storage (potential for conversion STPP)

Extensive outbuildings including substantial barn style triple garage with adjoining stables | Shed

Beautifully laid out gardens and paddock land

In all about 2.64 acres

## Distances

Wanborough Station 2.0 miles, A31 (Hogs Back) 3.2 miles, Guildford Station 7.4 miles (London Waterloo about 35 minutes),

Brookwood Station 3.8 miles (London Waterloo about 40 minutes), Farnham 7.8 miles

(All distances and times are approximate)



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## Situation

Henley Park Farm House occupies a private position surrounded by its own land on the edge of Normandy Village. Normandy is the start point of the Christmas Pie trail which leads into Guildford through woods, commons and meadows. In a rural setting, many footpaths, bridleways and other small roads suitable for horse riding, cycling and walking criss-cross the parish. A short distance of the Hampshire border, the parish of Normandy includes Wyke, Christmas Pie, Willey Green, Pinewood and Flexford. The southern part of the parish lies within a mile of the Hogs Back on the North Downs whilst the northern part undulates through woodlands and commons.

The nearby villages of Worplesdon and Pirbright offer a selection of pubs, restaurants and amenities. Woking, Farnham and the County town of Guildford, both provide excellent shopping, recreational and educational facilities whilst there are superb schools in the area including Guildford High, St. Catherine's and Tormead for girls, Royal Grammar School for boys.

There are also several good golf courses in the immediate area including Worplesdon, Woking & West Hill and Merrist Wood.





Local train services run from Wanborough and Ash stations connecting to Reading to the west and Guildford to the East. Worplesdon village has a main line station and there are fast commuter rail services to London Waterloo.

There is access to the A3 which connects with the M25 at junction 10 (Wisley) giving easy access to Heathrow and Gatwick international airports and central London.







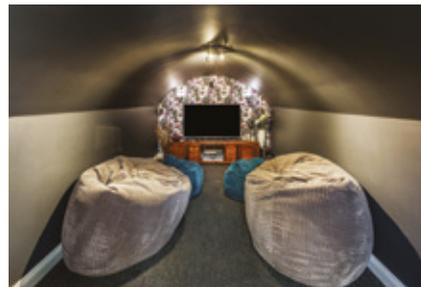
## The property

Henley Park Farm House is a fine Grade II listed country house often found further afield in Hampshire yet rarely seen in these parts of Surrey. Understood to date from 1654,

Owned by our clients for the last 13 years and packed full of historic charm with beams and working fireplaces, the house has been designed for modern family living with approximately 3353 sq ft of well-presented accommodation including three good reception rooms, a conservatory and a wonderful kitchen/breakfast room with electric Aga and a cinema room.

The principal bedroom faces south and affords distant views over its own land and beyond to the Hogs Back. There are four further bedrooms and three bathrooms. In addition, there is wonderful attic space which could (subject to any consents) be converted to further bedroom accommodation.





**Approximate Gross Internal Floor Area**

311.5 sq m / 3353 sq ft

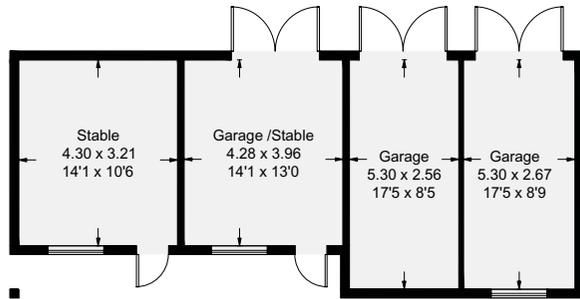
Outbuildings = 75.1 sq m / 808 sq ft

(Including Garages / Excluding Eaves)

Total = 386.6 sq m / 4161 sq ft

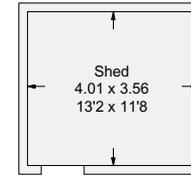
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



(Not Shown In Actual Location / Orientation)

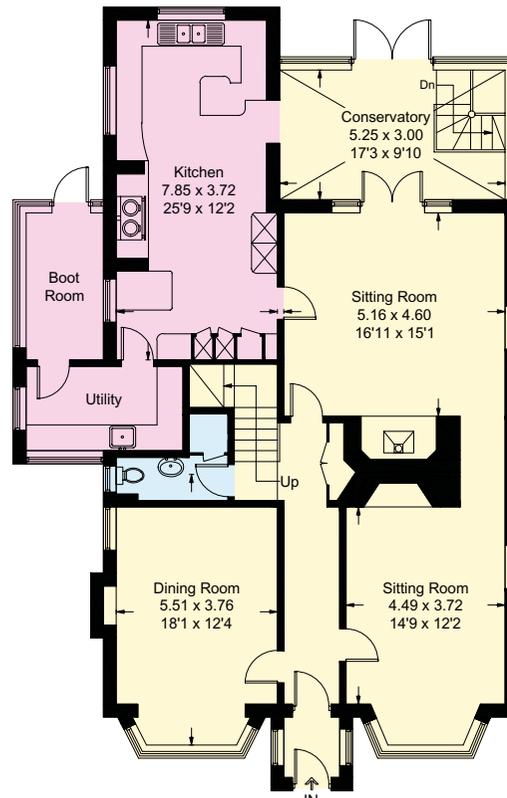
= Reduced headroom below 1.5m / 5'0



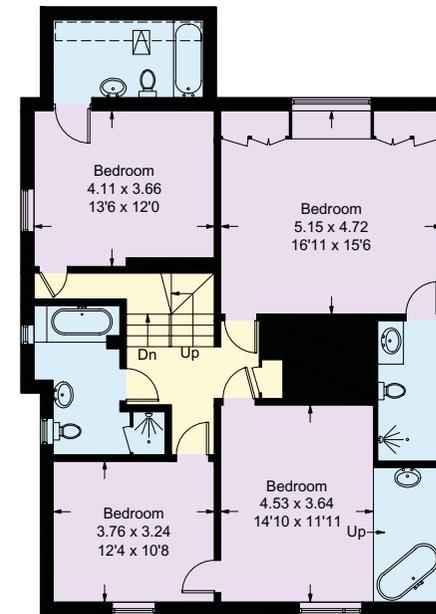
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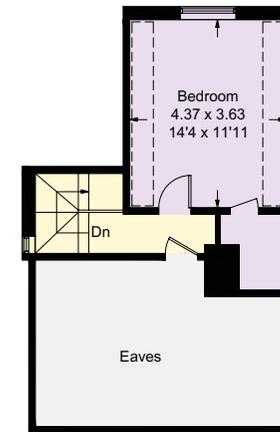
Lower Ground Floor



Ground Floor



First Floor



Second Floor



## Outside

The property is approached off the road through an impressive cantilevered gate into a sweeping gravel driveway with plenty of parking near to the house. The actual gardens have been lovingly laid out to provide masses of year-round colour with well stock borders and a south facing terrace. Part of the garden has irrigation with water provided from a well on the property. Further from the house is the paddock with detached substantial garage/stable block which can either be three garages and one stable or two garages and two stables.

## Services

The vendors advise that the property has gas heating, private drainage, mains water and electricity.











## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council 01483 505050

**Council Tax:** Band G

**EPC Rating:** D

## Directions (GU3 2AE)

**What3Words** ///just.suggested.cheek



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 September 2022. Photographs dated Summer 2022.

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