

house.  
PARTNERSHIP

 Knight  
Frank



# HYDE FARM

Shamley Green, Guildford, Surrey,



## A BEAUTIFUL GRADE II LISTED PROPERTY OF OUTSTANDING CHARACTER AND CHARM

Set at the end of a long drive within 11.10 acres of gardens and grounds.

### Summary of accommodation

#### Main House

Reception hall | Kitchen/breakfast room | Garden room | Study/home office | Sitting room | Dining room  
Drawing room/study | Utility room | Family games room

Principal bedroom with dressing room and en suite bathroom | Three en suite guest bedrooms  
Bedroom with dressing room | Two further bedrooms | Family bathroom

#### Outbuildings

Double garage | Three stables | Tack room | Barn style carport with studio  
Apartment comprising: Living room, kitchen and bathroom

#### Gardens and Grounds

Formal gardens and grounds | Two paddocks | Woodland | Tennis court

#### In all about 11.10 acres

Approx. Total gross area 9,231 sq ft (857 sq m)

House 7,273 sq ft (675 sq m)

Distances: Guildford 6.2 miles, Central London 38 miles (London Waterloo 36 minutes)  
(All distances and times are approximate)



## HYDE FARM

Hyde Farm is believed to have roots dating back to the 15th century and is listed Grade II for its architectural merit. The house was extended in the 19th and 20th centuries and recently refurbished by the present owners to an exceptionally high standard.

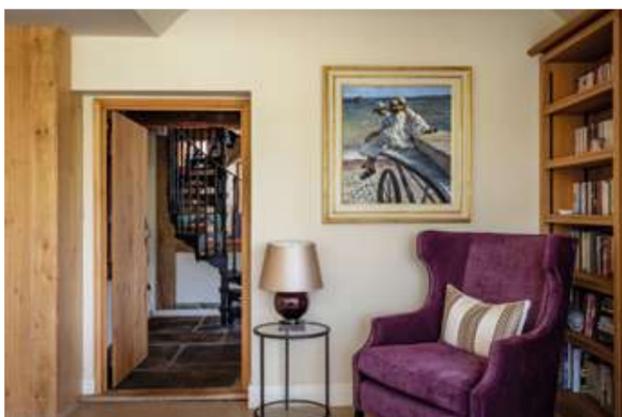
The fine traditional barn along the northern elevation has very old features typical of the medieval period, including coupled rafters and a hipped roof. It has now been incorporated into the house to provide a superb double height drawing room.

The house is constructed of brick with tile hanging to the first floor and has some fine Jacobean panelling in the dining room. The hearth beam has a brand mark "FI" which may be the initials of the Ironmonger family.

The present owners have undertaken a major restoration and refurbishment during their ownership, including extending the house into the garden to provide a wonderful garden room, together with a new kitchen, bathrooms, new services and modern features throughout.













## GARDENS & GROUNDS

The gardens are a key feature of Hyde Farm, having been lovingly landscaped over many years. Hyde Farm is approached over a long-gravelled drive from the village, which is screened from the house by tall hedging and a belt of trees, offering a high level of privacy.

The drive continues to a courtyard enclosed on three sides by the house and its adjacent garage range. Lying mainly to the south, the gardens include well-formed borders within box hedging and neat gravelled paths. Opening out from the garden room and kitchen are extensive paved terraces, ideal for al fresco entertaining. A hard-surfaced tennis court and adjoining seating area sit within the grounds.

To the north are two well-fenced paddocks, ideal for those with equestrian interests.







## SITUATION

Shamley Green is a highly regarded and desirable village with an excellent shop and post office; two public houses; café and a regular bus service to Guildford and Horsham. It surrounds a picturesque village green.

Shamley Green lies in the Surrey Hills, an Area of Outstanding Natural Beauty, providing wonderful opportunities for cycling, walking, riding and other country pursuits. The Yvonne Arnaud Theatre is around 5 miles away and the RHS at Wisley is around 12 miles. Polesden Lacey, Watts Gallery and Loseley House are all close by.

### Amenities

**Golf courses:** Bramley; West Surrey; Woking; West Hill; Worplesdon; The Wisley; Guildford and many more

**Racing:** Goodwood; Sandown; Epsom; Kempton Park, and Goodwood

**Polo:** Cowdray Park and Hurtwood Park

**Sailing:** Frensham Ponds and Chichester Harbour

### Schools

The area is well served by outstanding schools for all ages including:

Wonersh and Shamley Green Infants School (3 - 11)

Longacre, Shamley Green (3 - 11)

St Catherine's School for Girls, Bramley

Aldro, Shackleford

Lanesborough, Guildford

Cranmore, West Horsley

St Teresa's, Effingham

St Hilary's, Godalming

Charterhouse, Godalming

Prior's Field, Godalming

Guildford High School

Tormead, Guildford

The Royal Grammar School, Guildford

Cranleigh School

Godalming Sixth Form College





## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** All mains services. Gas-fired central heating. Full fibre broadband IGB.

**Local Authority:** Waverley Borough Council: 01483 573333

**Council Tax:** Band H

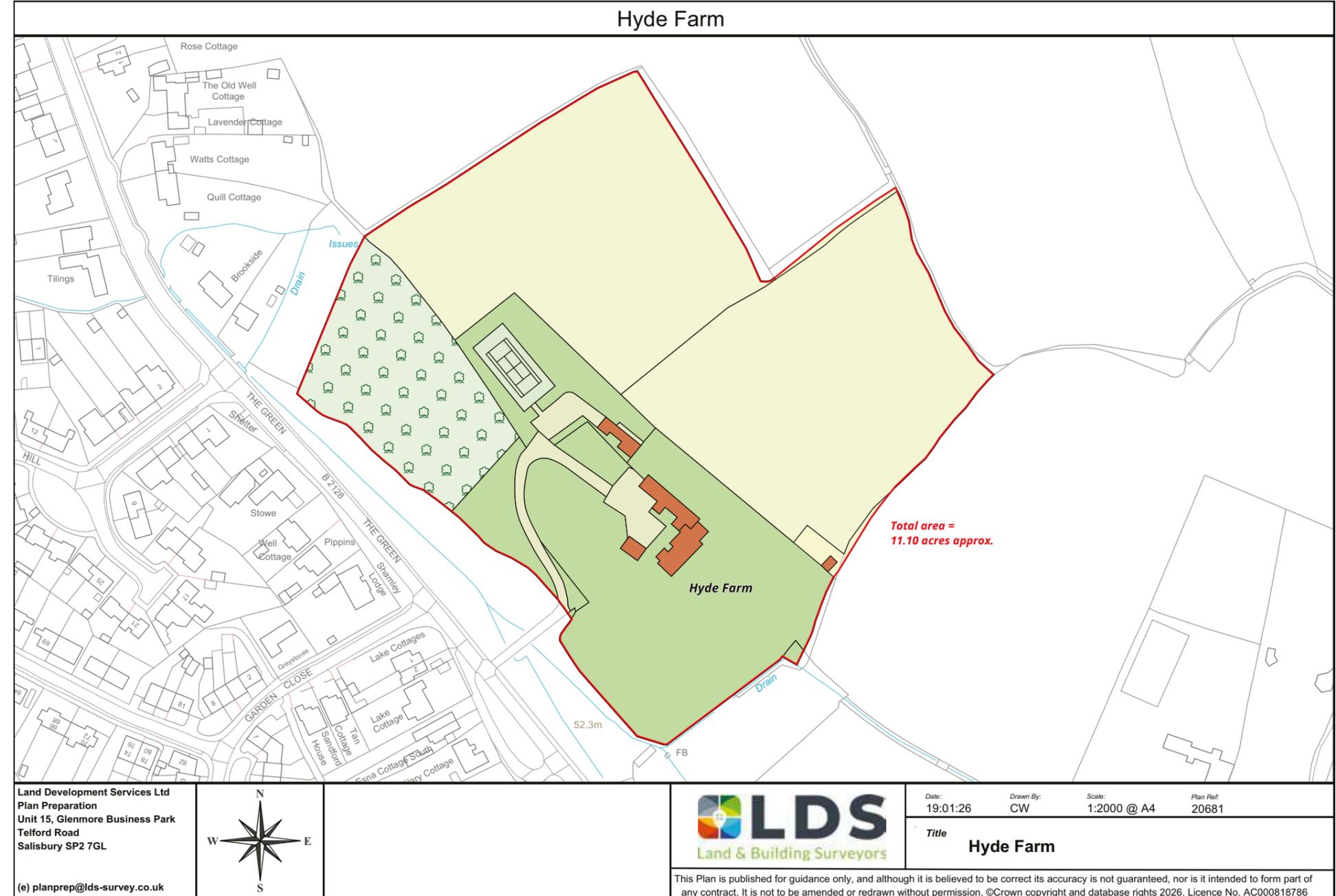
**EPC:** E

**Directions**

**Postcode:** GU5 0UB

**What3words:** ///clipboard.fits.vertical

**Viewings:** Strictly by appointment through the joint sole agents.



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