

Barn Cottage

Sandhills, Godalming, Surrey







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A very pretty period village house.

Accommodation

Entrance hall/study | Drawing room | Dining room | Family room | Play room/bedroom 5 | Conservatory
Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite dressing area and shower room
3 further bedrooms | Family bathroom

Open fronted barn style garaging and store | Green house | Summer house | Garden sheds

Pretty cottage gardens

In all approximately 0.57 acres



Guildford

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Situation

Barn Cottage is located in an elevated position in the centre of the pretty hamlet of Sandhills, full of period houses.

Sandhills is located between the villages of Witley and Hambledon, both of which have a village shop and public house. There are further facilities available in Milford and Godalming to the north.

(Distances and times approximate)

Shopping

Witley Village centre - 1.7 miles

Hambledon - 2.2 miles

Haslemere - 4 miles

Godalming - 5.2 miles

Petworth - 16.3 miles

Guildford - 10.1 miles

Central London - 42.9 miles

Schools

Royal School, Haslemere

St Ives, Haslemere;

Charterhouse, Godalming

Prior's Field, Godalming

Royal Junior School, Hindhead

Highfield School, Liphook

Cranleigh School, Cranleigh

King Edward's, Witley

Barrow Hills, Witley

Communications

Trains: Witley 1.2 miles (London Waterloo from 56 minutes), Haslemere 4.7 miles (London Waterloo from 57 mins), Godalming 5.1 miles (London Waterloo from 43 mins)

Roads: A3 Milford 3.8 miles, M25 (Wisley Junction 10) 19.4 miles

Airports: London Heathrow 33.1 miles, London Gatwick 32.8 miles





Amenities

Racing: Goodwood

Polo: Cowdray Park

Golf: West Surrey, Hankley Common and Bramley

Sailing: Chichester Harbour

Barn Cottage

Barn Cottage, we understand, dates back to the 1600s and was formerly the village barn. Since then it has been used as two cottages and also as the village post office. In latter years the property was converted into a single dwelling.

The house is full of character with many exposed wall and ceiling beams, most of which are more prevalent in the original barn.

The house is approached into the reception hall which then leads down into the kitchen/breakfast room. The drawing room is a

feature of the house, full of character with the open fireplace and then the study off. Within the more modern part of the house is the vaulted family room with a wood burner and of note off this is the Hampton conservatory, taking full advantage of the afternoon sun and the outlook onto the gardens.

The principal suite comprises of a bedroom and good sized dressing room with a shower room off. In addition are three further bedrooms and a family bathroom.

Outside

On the northern boundaries of the property is the barn style garaging comprising two open bays with a machinery store. Set in an elevated setting is an oak clad summer house with a wooden decking to the front, from where the distant southerly views can be enjoyed. In addition is a greenhouse and some garden sheds.









Gardens

Barn Cottage is approached up a tarmacadam driveway into a large turning area and parking spaces around the garage. Wrought iron gates and steps lead down onto the gravel pathway, leading down to the house. The gardens are a feature of the property with many well-stocked flower and shrub borders, mature roses, clipped hedges, rhododendrons and azaleas.

Off the kitchen is a terraced area to enjoy the morning sun, whilst on the southern side is a York stone terrace abutting the conservatory and front door. On the front elevation is a mature wisteria and in addition is a magnolia. The garden has been beautifully maintained and the boundaries are defined by hedges, offering a wonderful degree of privacy. There is also a hidden compost area.

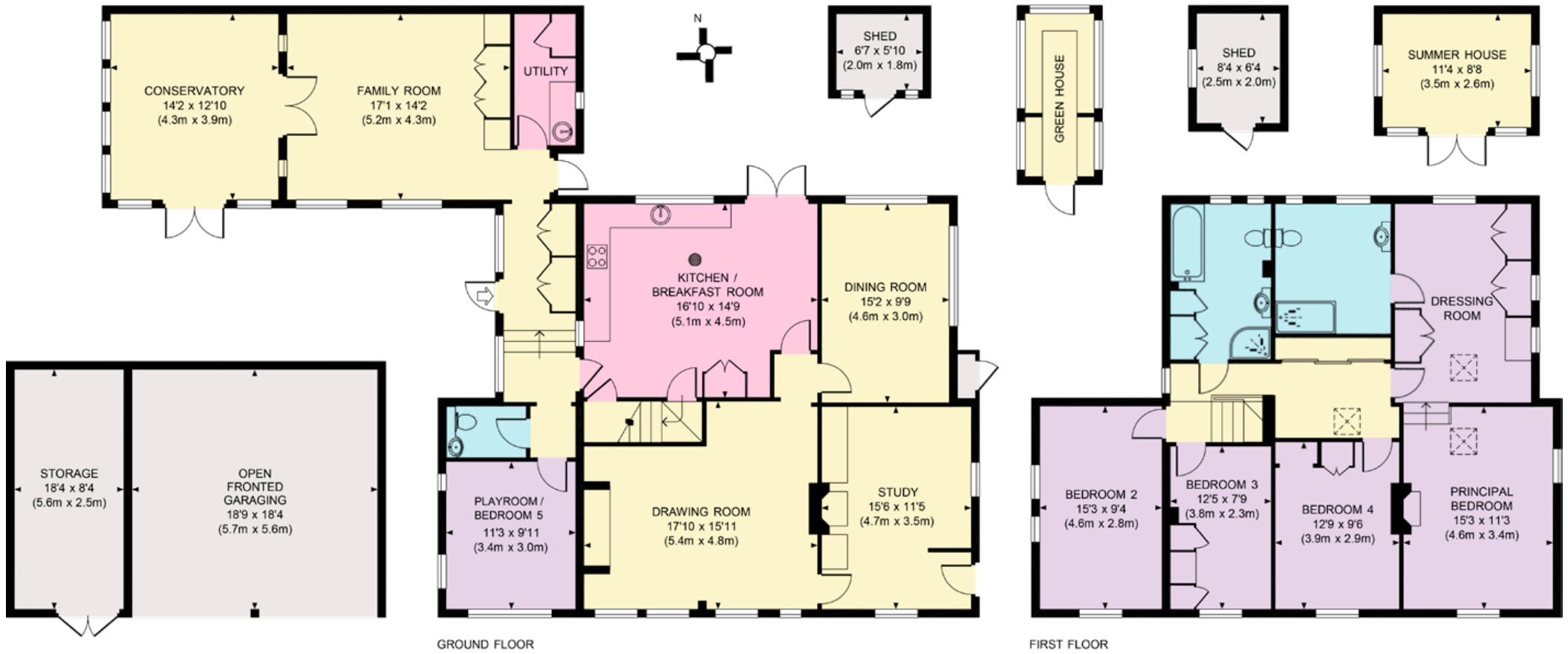
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

Main House: 2,664 sq ft / 247.5 sq m

Outbuilding: 758 sq ft / 70.4 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





Services

We are advised by our clients that the property has mains water, electricity and gas with private drainage.

Energy Performance Certificate

Rating: D

Local Authority

Waverley Borough Council – 01483 523333

Directions (GU8 5UR)

Take the A3 heading south towards Portsmouth from Guildford, and after about 8 miles take the Milford exit. Follow the A283 into Milford, passing through 2 sets of traffic lights. Take the A286 towards Haslemere, following the road into Brook. Having reached the Dog & Pheasant Public House on your right, take the turning opposite on the left onto Brook Road towards Sandhills. Upon entering Sandhills, at the staggered crossroads take the left-hand turning up the hill onto Sebastopol Lane. The driveway to Barn Cottage will be found on your left after about 50 yards.

Viewing

Viewing is strictly by appointment through Knight Frank.



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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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