



Rusham End, Christmas Hill, Shalford, Surrey



The best of both worlds between town and countryside, this delightful family home is located only two miles from Guildford.

Summary of accommodation

Ground floor: Entrance hall | Drawing room | Open-plan kitchen/dining/family room | Sitting room | Utility and boot room

First floor: Principal bedroom suite | Three further bedrooms | Study/bedroom five | Family bathroom

Gardens and Grounds: Outdoor swimming pool | Mature gardens | Orchard | Double garage | Workshop | Machine store | Greenhouse | Pool plant room

In all about 1.52 acres

Distances

Guildford town centre 2 miles

Guildford mainline station 2.3 miles (London Waterloo from 34 mins)

Roads: A3 southbound 3.2 miles, A3 northbound 3.4 miles, M25 (Wisley Junction 10) 12.9 miles

Airports: London Heathrow 33.7 miles, London Gatwick 24.2 miles

(All distances and times are approximate)



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Situation

Rusham End is pleasantly situated in a rural lane, just beyond the green in popular Shalford village, and overlooking open fields, which provide lovely walks up to Chinthurst Hill.

Shalford retains a village atmosphere and community with its traditional village green with cricket and football pitches, village shop, post office, wine merchant, barber and restaurants. There are also three pubs within walking distance, a church and highly regarded village infant school with adjoining preschool. Shalford train station is only 0.4 miles away and offers good connections to Guildford, London and Gatwick airport.

Guildford's historic High Street is only a short drive and provides extensive shopping and many restaurants and bars, and the mainline station has a frequent commuter service to Waterloo in 34 minutes.











The property

Rusham End is found along a private drive off Christmas Hill and occupies an elevated position overlooking Shalford Village and the Chantry Woods beyond. The house was originally built in 1922 and has been extended to offer well-appointed accommodation, perfect for family living.

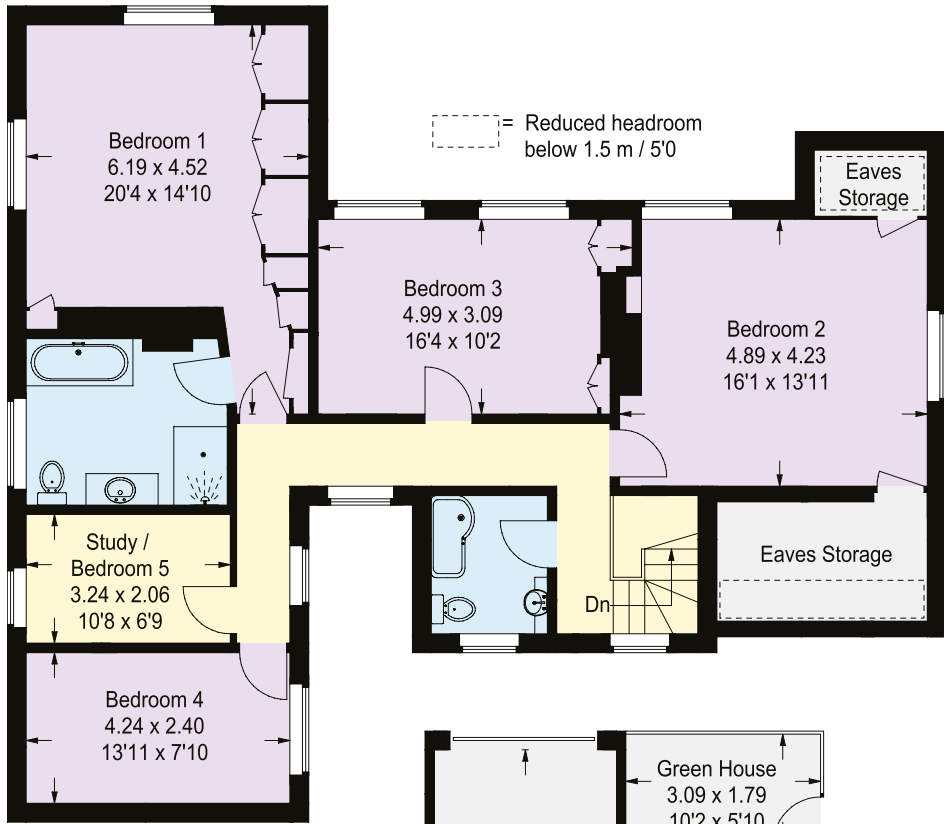
On entering, the house opens into a generous entrance hall with engineered wooden flooring with underfloor heating that extends across the ground floor. The formal drawing room is found to the right with a triple aspect and a square bay window, allowing for plenty of natural light to fill the room and has views across the gardens. There is an additional informal sitting room across the hallway, and to the rear of the ground floor is the open-plan kitchen, dining and family room, which is the heart of the home. The kitchen is beautifully fitted by Poggenpohl with integrated appliances, an AGA, and a central island with a breakfast bar, ideal for casual dining. There is plenty of space for formal dining and relaxing, and bi-folding doors open to the patio, perfectly extending the entertaining space outside.

The useful utility and boot room is found from the entrance hallway, and can also be accessed from a separate entrance and has a door out to the terrace and pool area. There is also a guest cloakroom on this floor.

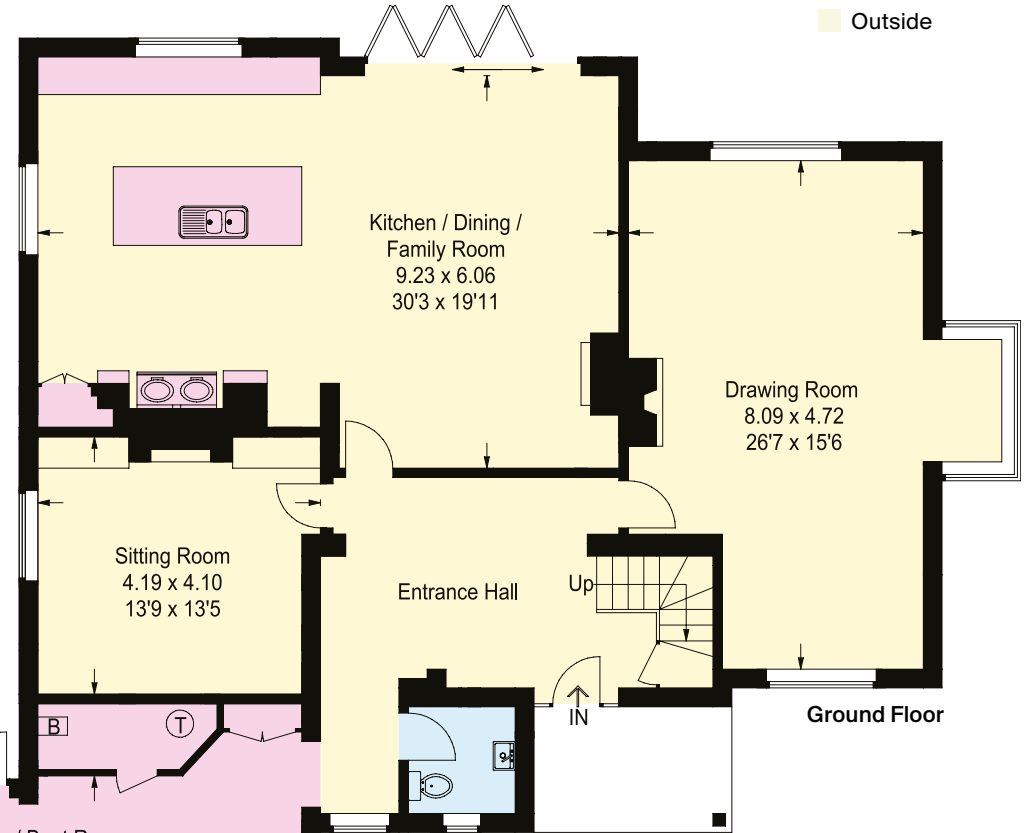


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

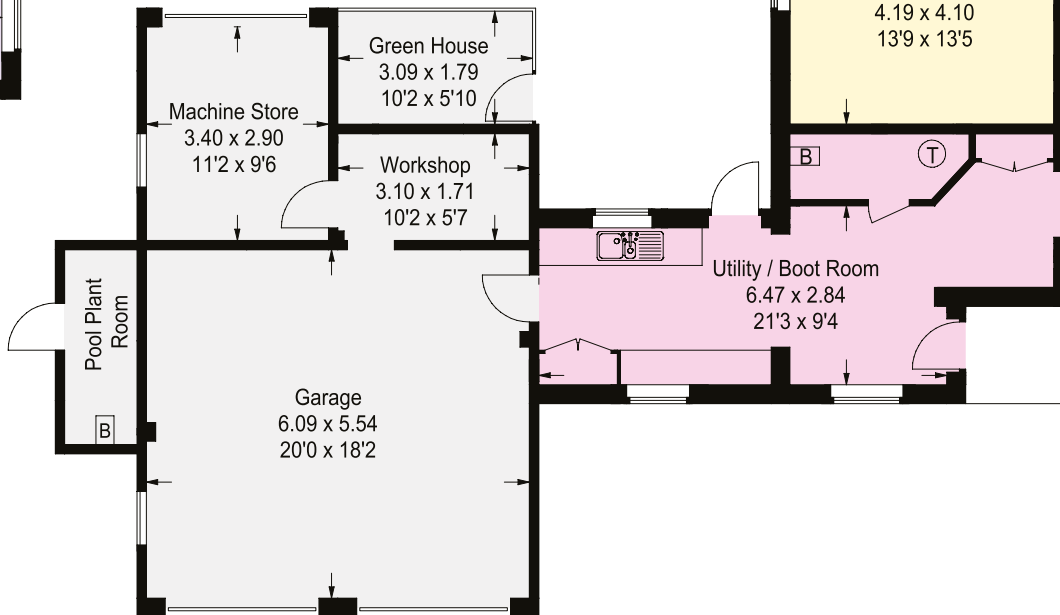
- - - = Reduced headroom
below 1.5 m / 5'0"



First Floor



Ground Floor

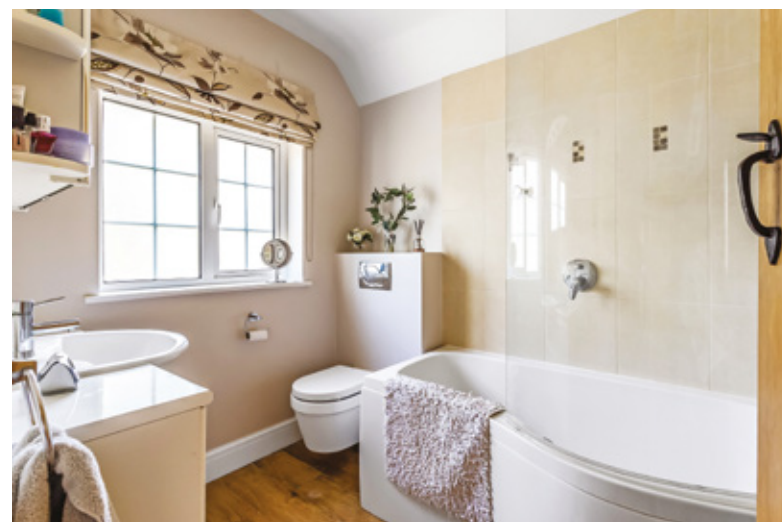


Approximate Gross Internal Floor Area
 Ground Floor = 166.8 sq m/1795 sq ft
 First Floor = 116 sq m/1249 sq ft
 Garage Complex inc' Green House/Plant Room/
 Workshop and Machine Store = 60.4 sq m/650 sq ft
Total = 343.2 sq m/3694 sq ft

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.



The principal bedroom suite has generous fitted wardrobes and a sumptuous en suite bathroom with a separate bath and free-standing shower. There are three further bedrooms, one of which has access to eaves storage, and there is a family bathroom and study/bedroom five.







Outbuildings

The property has a driveway with space for several cars, and a double garage which can be accessed from the utility room. This opens to a workshop and through to a machine store. Adjoining the garage is the pool plant room, and there is also a greenhouse.

Garden and grounds

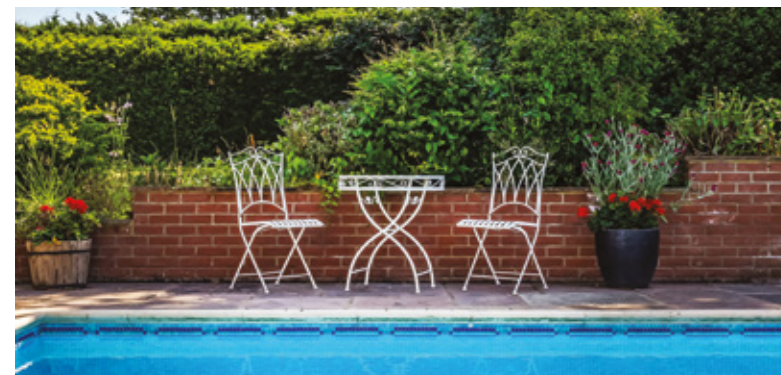
The garden extends to approximately 1.5 acres and has a beautiful sun terrace which surrounds the swimming pool, and a further patio adjoins the kitchen and dining room. The garden has pretty flowerbeds and a large area laid to lawn with mature shrubbery, and an orchard.

Services

We are advised by our clients that the property has mains water, electricity, drainage, gas central heating.







Directions (Postcode: GU4 8HN)

From Guildford's one-way system, take the A281 Horsham Road to Shalford and turn left at the mini roundabout signed to Womersley. Continue past the shops on the left and the duck pond on the right, and turn right after the drive to the village hall on to Christmas Hill. Bear left, and the driveway to Rusham End is on the right, immediately after Clock Cottage and before Findon Lodge.

Viewings

Viewing is strictly by appointment through Knight Frank and Hill Clements.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: D



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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