



Tanyard Farm, Woodhill Lane, Shamley Green, Guildford

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Tanyard Farm Woodhill Lane, Shamley Green, Guildford Surrey GU5 0SP

A substantial quintessential family home set in some 1.4 acres of grounds in the highly sought-after village of Shamley Green

Shamley Green 0.1 miles, Shalford station 3.5 miles (47 minutes to London Waterloo via Guildford), Guildford town centre 5.0 miles, Guildford mainline station 5.2 miles (40 minutes to London Waterloo), M25 (Jct 10) 15.4 miles

Drawing room | Sitting room | Conservatory
Study | Office | Dining room | Kitchen | Utility
Cloakroom | Principal bedroom with en suite
bathroom | 3 Further bedrooms, 2 en suite
Dressing room | Garage/tractor shed | Garden
store | Summer house | Garden | EPC rating F

The property

Nestled in an idyllic setting, Tanyard Farm is an exquisite period property set within some 1.4 acres of gardens and grounds. History permeates throughout, from the beamed vaulted ceilings to several of the rooms, the Inglenook fireplace in the dining room and the leaded bay picture window in the drawing room. Mentioned within Richard Branson's autobiography, more recent history notes Tanyard Farm as his childhood home. Six spacious reception rooms provide versatility for all generations of family living, notably the generous drawing room with its bay window affording an abundance of natural light. The dining room with focal inglenook fireplace adjoins both the drawing room and double aspect sitting which also has an open fireplace in situ. The kitchen is elegantly designed with bespoke shaker style wooden units, a central island and integrated appliances, with the

high beamed ceiling and skylights allowing for the kitchen to be immersed with natural light. Leading from the kitchen is the generous conservatory with French doors opening onto the terrace and gardens, creating a perfect heart of the home and entertaining area. Two further rooms, currently used as a study and office provide additional adaptable reception space. The first floor is accessed via two routes, the main staircase to the hallway and an ornate spiral staircase which links from the office to bedroom 2. All four bedrooms are double in size with three having a double aspect with en suite bathrooms. The principal bedroom suite is grand in design with a majestic elevated beamed ceiling, fitted dressing room and large en suite bathroom.

Outside

Wrought-iron gates lead to a gravel driveway, where there is ample parking space for several cars. The detached garage/tractor shed offers additional parking and useful storage space. The gardens and grounds include rolling lawns, meadows, hedgerows and mature specimen trees which decorate the boundaries creating a very peaceful and private countryside setting. A paved terrace, timber decking and an array of decorative shrubs extend across the rear aspect with uninterrupted views over the grounds. A pretty summerhouse and patio are situated away from the house, offering a tranquil setting for relaxation.

Location

The property is located in a rural setting, just outside the small village of Shamley Green, on the edge of the Surrey Hills Area of Outstanding Natural Beauty. The village has several everyday amenities, including two local pubs, a post office a local primary school and an independent prep school. Guildford itself is a highly sought-after location, with an extensive range of high street and independent shops, coffee shops and restaurants, excellent recreational facilities including G Live, The Electric and Yvonne Arnaud Theatres, and superb leisure and sports facilities, including the first-class Surrey Sports





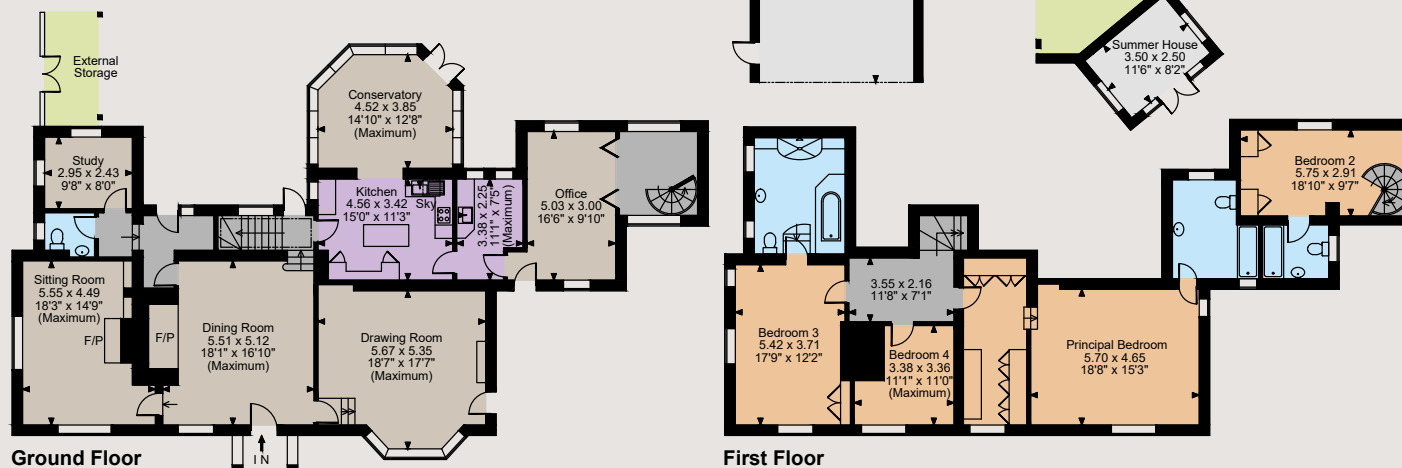
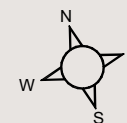








Floorplans
Tanyard Farm, Woodhill Lane, Shamley Green
Main House internal area 3,205 sq ft (298 sq m)
Garage/Tractor Shed internal area 428 sq ft (40 sq m)
Summer House internal area 93 sq ft (9 sq m)
Quoted Area Excludes 'External Storage & Garden Store'
For identification purposes only.



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The area is well connected by road, with the A3 accessible at Guildford, while Guildford's mainline station provides regular services to London Waterloo (40 minutes).

Directions

From Guildford, take the A281 south away from the town centre and after 1.7 miles, at the roundabout in Shalford, take the first exit onto Kings Road/A248. After a mile, continue onto the B2128 and continue for 2.3 miles before turning left onto Woodhill Lane. After 0.1 miles, you will find the entrance to the property on the left.

General

Local Authority: Waverley Borough Council.

Tel: 01483 523333

Services: All mains services. Gas-fired central heating

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £2,600,000

Guildford

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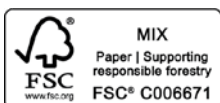
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