



2 Burrows Cross House

Burrows Cross, Shere



BNP PARIBAS GROUP

An elegant six-bedroom property in a handsome period manor house, with enchanting views across the Surrey Hills

A substantial period home, forming the commanding portion of Burrows Cross House and featuring a wealth of beautifully appointed accommodation. The house is set in picturesque rolling gardens and parkland, with beautiful lawns and terraces, and south facing views across the magnificent Surrey Hills landscape



2 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



TRIPLE GARAGE



2.3 ACRES



FREEHOLD



RURAL



4362 SQ FT



**GUIDE PRICE
£2,500,000**



The property

Burrows Cross House is an elegant six-bedroom home, set in a highly desirable enclave of properties in a handsome Grade II Listed manor house. Dating from 1885 and featuring attractive red brick and tiled elevations, the house was designed by renowned architect Richard Norman Shaw, with the interiors still reflecting their original character, alongside refined, elegant modern fittings and styling.

The ground floor features two well-proportioned reception rooms, including the drawing room with its corner fireplace, fitted with a logburner, and curved south-facing bay window looking out across the gardens. There is also a generous reception room with a splendid open fireplace and a door opening directly onto the magnificent gardens. Additionally, the ground floor features a 30ft open-plan kitchen with fitted units, a central island with a breakfast bar, plus an Aga. There is also space for a breakfast table with built-in banquette seating, while French doors open onto the side patio.

In the cellar there is a utility room and further space for appliances and wine/home storage.

The first floor offers four well-presented double bedrooms, including the principal bedroom with its woodburning stove and large en suite shower room with built-in wardrobes. The double floor also features a newly appointed family bathroom with an over-bath shower and a modern shower room, while on the second floor you will find a further two double bedrooms, plus a family bathroom with a bathtub and a separate shower suite. A substantial walk-in attic offers storage spanning the entire house with conversion potential, subject to the necessary consents.









Outside

The house is situated on magnificent south-facing grounds that slope down away from the house to reveal breathtaking views across the Surrey Hills. Across the back of the property there is a large patio area for al fresco dining, with steps leading down to the lawn and meadow, which extends approximately 350ft beyond the house, dotted with mature trees and revealing those beautiful countryside views beyond. Towards the end of the grounds there is a hard tennis court, enclosed by chain link fencing. The grounds also include several outbuildings, with a garage and triple carport providing ample parking space, plus a gym and store and three useful garden sheds

Location

The property is set high in the peaceful and idyllic Surrey Hills hamlet of Burrows Cross, nestled between the quintessential English villages of Shere and Peaslake. There is a vibrant local community, with Shere and Peaslake offering popular local pubs, village stores and primary schools, all surrounded by the beautiful woodland and rolling countryside of the Surrey Hills Area of Outstanding Natural Beauty

(AONB), with its outstanding walking, cycling and riding at Hurtwood forest routes. The medieval town of Guildford offers access to 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 Park. Transport connections include the A3 at Guildford, while Guildford's mainline stations provide easy access to Central London (approximately 35 minutes).



Distances

- Shere 1.3 miles
- Dorking 7.6 miles
- Guildford town centre 8.7 miles
- Godalming 9.3 miles
- Woking 11.5 miles

Nearby Stations

- Gomshall (for Gatwick)
- Clandon
- Guildford
- London Road (Guildford)
- Woking
- Dorking

Key Locations

- Guildford town centre (historic town)
- Surrey Hills National Landscape
- Hurtwood Forest
- Silent Pool
- Pewley Down
- RHS Gardens Wisley/Wisley Common

Nearby Schools

- Duke of Kent School
- Hurtwood House School
- Cranleigh School
- Charterhouse
- Royal Grammar School Guildford
- Guildford High School
- St Catherines School, Bramley







The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,362 sq ft (405 sq m)

Garage internal area 687 sq ft (64 sq m)

Outbuilding internal area 680 sq ft (63 sq m)

Veranda external area = 307 sq ft (29 sq m)

Total internal area 5,729 sq ft (532 sq m)

For identification purposes only.

Directions

GU5 9QF

///What3words: these.desk.voter - brings you to the property

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains electricity, gas, water and private drainage which may not be compliant to current regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

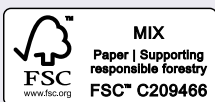
EPC Rating: D

Guildford

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