

Coneycroft Farm
Down Lane, Compton, Surrey



Strutt
& Parker

Land and property. Since 1885.



8,650 sq ft (779 sq m) | Freehold

Main House | 4 reception rooms | 5 bedrooms | 4 bathrooms

Cottage | 1 reception room | 2 bedrooms | 1 bathroom

Barn | 2 reception rooms | 5 bedrooms | 4 bathrooms

Garaging | Stables | Barns | Indoor school | Outbuildings | 33 acres

Guide price

Lot 1 £3,250,000. Lot 2 £2,000,000.



A superb country estate with a handsome farmhouse, converted barn, cottage and outstanding equestrian facilities, set within approximately 33 acres just three miles from Guildford town centre.

Property

Conecroft Farm is an exceptional country estate comprising a handsome five-bedroom principal residence, two additional dwellings and an impressive equestrian complex. Beautifully appointed throughout, the main house combines elegant interiors with bespoke finishes, while the detached two-bedroom cottage and the versatile four-bedroom barn conversion provide outstanding ancillary accommodation for guests, extended family or rental use.

The farmhouse offers four well-proportioned reception rooms, centred around the magnificent 39ft open-plan kitchen and family room. This light-filled space incorporates a conservatory-style seating area, room for family dining and a beautifully fitted kitchen with extensive storage, a central island with breakfast bar and an Aga. Further reception rooms include a formal dining room, a private study and an elegant dual-aspect drawing room with a fireplace and French doors opening onto the gardens. Upstairs, there are five well-presented double bedrooms, three with en suite facilities, including the generous principal bedroom. Four bedrooms benefit from built-in wardrobes, while a family bathroom completes the first-floor accommodation.

The Cottage is a charming, detached property, ideally suited to guests or family members, with an open-plan sitting room and kitchen featuring exposed timber beams and French doors to the garden, together with two first-floor double bedrooms and a bathroom. Further accommodation is provided by The Barn, a superb contemporary conversion that retains an abundance of character and offers a highly flexible layout. It can be enjoyed as a substantial four-bedroom residence or configured as two self-contained two-bedroom homes.

Outside

The estate is complemented by outstanding equestrian facilities, including a large stable yard with 17 stables, tack rooms, staff facilities, stores, barns, an impressive indoor riding arena and a 60m x 30m outdoor arena, offering excellent potential for private or commercial equestrian use. Beautifully landscaped gardens surround the farmhouse, with expansive lawns, generous terraces and an outdoor heated swimming pool.

In all the plot extends to 33 acres.

THE PROPERTY IS AVAILABLE IN TWO SEPARATE LOTS.





Location

Coneycroft Farm is set just outside the attractive village of Compton, within easy reach of both Guildford and Godalming. Compton offers a local pub and village hall, with everyday amenities available in nearby Farncombe. The historic market town of Godalming, just over three miles to the south, provides a wide range of shops, restaurants, supermarkets and leisure facilities, including Winkworth Arboretum. Guildford, about four miles distant, offers extensive shopping, leisure and cultural opportunities, including Surrey Sports Park, Spectrum Sports Centre and the Yvonne Arnaud Theatre. The area is well served by schools in both the state and independent sectors, including St Mary's CofE in Godalming, St Catherine's, Charterhouse, Prior's Field, Godalming College, Guildford High School and the Royal Grammar School. Transport connections are excellent, with local bus services linking Compton to Guildford (approx. 13 minutes) and Godalming (approx. 18 minutes). Mainline rail services from Guildford and Godalming provide fast connections to London Waterloo, while the nearby A3 offers convenient road links to London, the M25, Portsmouth and the wider motorway network.

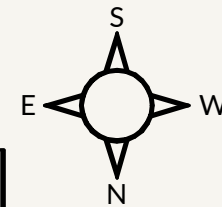
Postcode region: GU3

General

Local Authority: Guildford Borough Council
Services: mains water, electricity, gas central heating and private drainage.
Council Tax: Band H
EPC Rating: Coneycroft Farm – Band D, The Barn – Band C, The Cottage – Band E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Total internal area 32,787 sq ft (3,020 sq m)



© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8698849/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken XXXXXXXXXX XXXX. Particulars prepared XXXXXXXXXX XXXX.



DRAFT

Strutt
& Parker

Land and property. Since 1885.