

Strutt
& Parker
Land and property. Since 1885.



RED LEAF FARM

Dunsfold, Godalming, Surrey



AN IMMACULATE COUNTRY HOUSE WITH INDOOR POOL & EQUESTRIAN FACILITIES INCLUDING SECONDARY ACCOMMODATION SET WITHIN EXCEPTIONAL GROUNDS

Summary of accommodation

Main House – Ground Floor: Entrance hall | Kitchen | Larder | Dining room | Sitting room | Garden hall | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

The Flat – Ground Floor: Living room | Kitchen | Bedroom | Bathroom

Mezzanine: Study

Party Barn – Ground Floor: Party room | Office | Bathroom | Boiler room

First Floor: Two bedrooms

Pool Barn: Pool | Jacuzzi | Changing room with shower and sauna | Cloakroom | Pool plant

Outbuildings: Garage with three stores | Office | Workshop | Bin store

Stable Block: Entrance bay | Feed room | Tack room/staff room | Cloakroom | Horse wash | Rug room | Six stables

Olympic size outdoor manège | Tennis court | Greenhouse | Barn | Two further stables | Tractor shed

In all about 26.43 acres

SITUATION

Red Leaf Farm enjoys a delightful rural setting on the edge of the historic village of Dunsfold, a quintessential Surrey village centred around its picturesque green and featuring a 13th century church, cricket club, local pub and village shop.

Dunsfold lies within The Weald, nestled between the North and South Downs and on the fringe of the Surrey Hills Area of Outstanding Natural Beauty. The surrounding countryside, spanning both Surrey and West Sussex, is considered amongst the most scenic in the South East and provides exceptional lifestyle opportunities. An extensive network of footpaths and bridleways makes the area particularly appealing for those who enjoy outdoor pursuits.

The area is renowned for its excellent selection of schools, including Aldro in Shackleford, Charterhouse, Prior's Field and St Hilary's in Godalming, Cranleigh School in Cranleigh, St Catherine's in Bramley, Guildford High School, Tormead and The Royal Grammar School in Guildford.

Sporting and leisure facilities are particularly well catered for, with golf available at Milford, West Surrey and Wildwood Golf and Country Club. Horse racing can be enjoyed at Goodwood, while polo is played at Cowdray Park, Hurtwood Park and Guards Polo Club.

Distances

Local towns: Dunsfold 1 miles, Cranleigh 4.9 miles, Godalming 4.9 miles, Guildford 9.5 miles

Train stations: Milford station 4.6 miles (London Waterloo from 52 minutes), Godalming station 5.4 miles (London Waterloo from 39 minutes), Guildford mainline station 9.1 miles (from 32 minutes to London Waterloo), Haslemere station 11.7 miles (London Waterloo from 49 minutes)

Roads: A3 Milford 6.3 miles, M25 (Wisley Junction 10) 20 miles

Airports: London Gatwick 27.8 miles, London Heathrow 35.1 miles

(All distances and times are approximate)



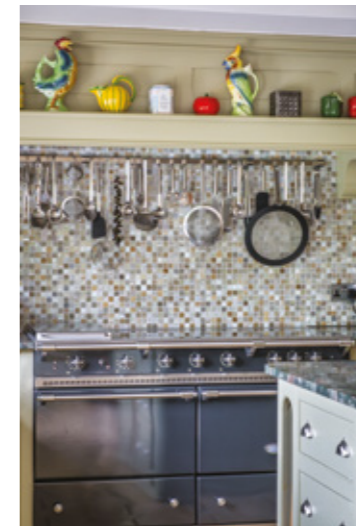


RED LEAF FARM

This charming and meticulously maintained country home presents a superb blend of period character and refined contemporary living, with well-balanced accommodation arranged across the ground floor.

At the heart of the house lies a beautifully appointed kitchen, finished in a classic country style with bespoke cabinetry, stone worktops and a central island providing generous preparation space. Large windows frame views of the garden and fill the room with natural light, while the open-plan layout flows seamlessly into a relaxed dining area, ideally suited to everyday living. A utility/larder adds further practicality and cleverly conceals a spiral wine cellar below.

The dining room offers a more formal environment, well suited to entertaining, with attractive proportions, garden views and a calm, understated finish enhanced by period detailing.





The principal sitting room is a particularly appealing space, centred around a substantial open fireplace with a brick surround. Exposed timbers lend warmth and character, creating an inviting and comfortable setting.

A striking garden hall provides a secondary entrance and an impressive focal point within the house. A beautifully crafted turned staircase rises to a galleried landing above, while stone flooring and excellent natural light combine to create a space that is both functional and elegant.

The first floor continues the home's characterful appeal, with well-proportioned rooms arranged around a central landing.

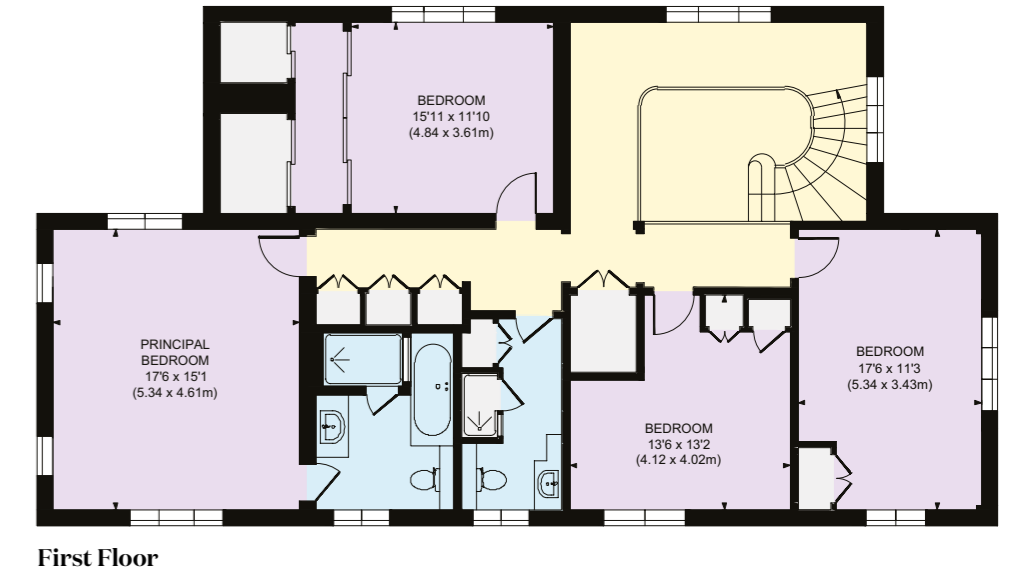
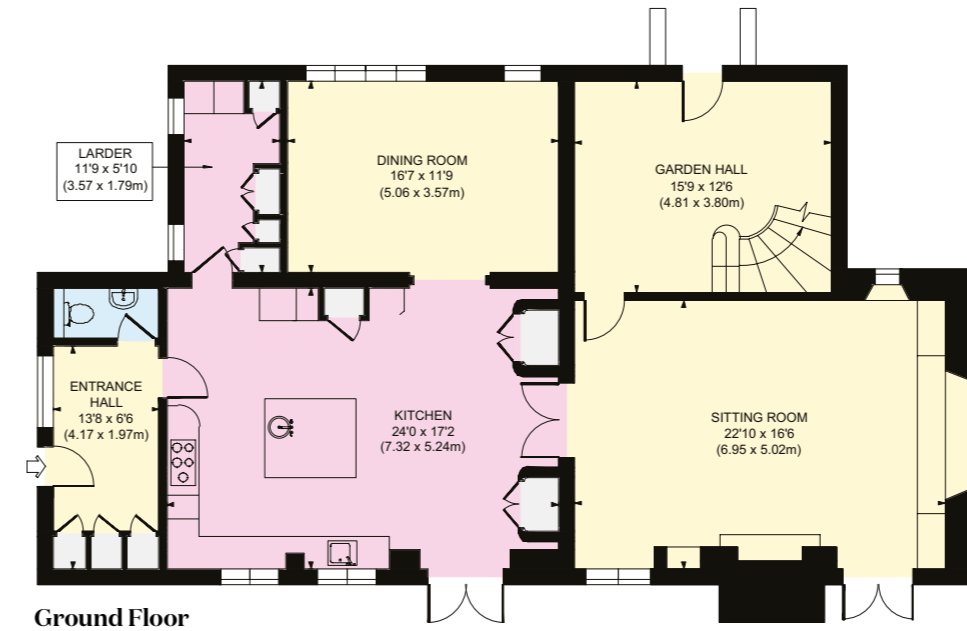
The principal bedroom is a generous and elegant space, enjoying an attractive outlook over the grounds. It is served by an en suite bathroom finished to a high standard, featuring a bath with integrated shower and a striking hand-painted mural.

There are three further bedrooms, each individually styled and well-proportioned, with some retaining exposed timbers that add to the home's charm. These are served by a well-presented shower room.





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



Approximate Gross Internal Area
Main House 2,942 sq. ft / 273.36 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PARTY BARN

The Party Barn is a striking and beautifully converted building, offering exceptional versatility.

At its centre lies a magnificent double-height reception space, where vaulted ceilings and exposed timbers create a strong sense of volume and character. French doors open onto the grounds, providing excellent natural light and a seamless connection between inside and out, making the space ideally suited to entertaining. A cleverly concealed bar beneath the staircase enhances its hosting appeal while maintaining a discreet and cohesive aesthetic.

A stylish bathroom, finished in a classic yet contemporary manner, features a roll top bath and separate shower. The ground floor also incorporates an office, benefitting from both internal and independent external access.



On the first floor, two characterful bedrooms are arranged at either end of the barn, both retaining exposed beams and a distinct sense of individuality.

Throughout, the joinery has been carefully considered, with doors crafted from matching timber to blend seamlessly into the structure and preserve the barn's character.



THE FLAT

The property further benefits from a well-presented and versatile self-contained flat, ideal for guests, staff or rental use (subject to any restraints).

The flat provides a bright and characterful living environment, with vaulted ceilings and exposed timbers enhancing the sense of space. The reception space provides both sitting and dining areas, complemented by an adjoining kitchen. The bedroom is generously sized and served by a bathroom. A mezzanine level above offers additional flexible space.

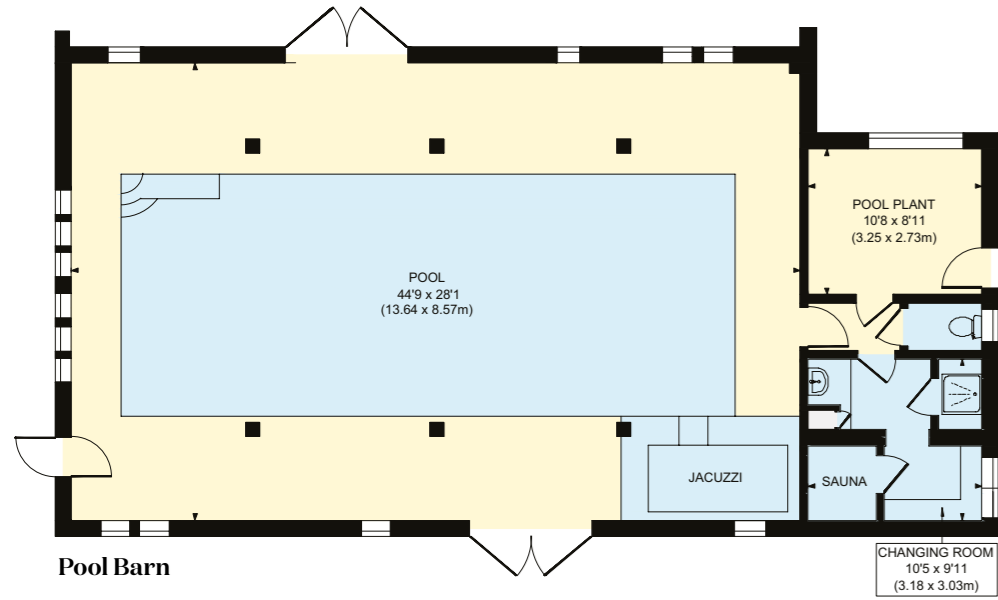
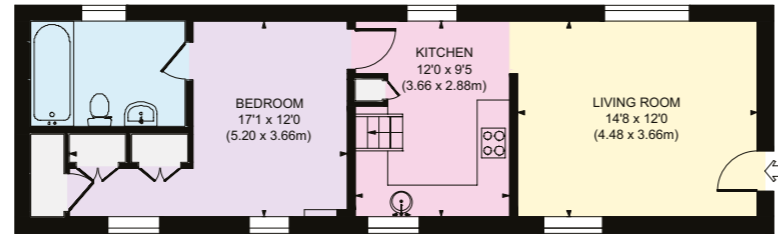
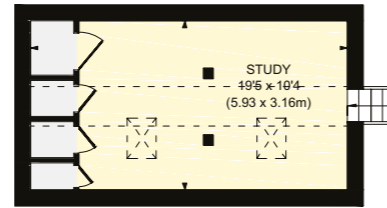
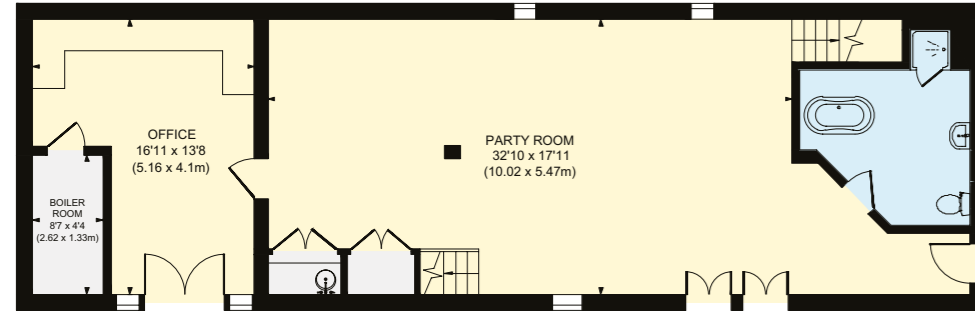
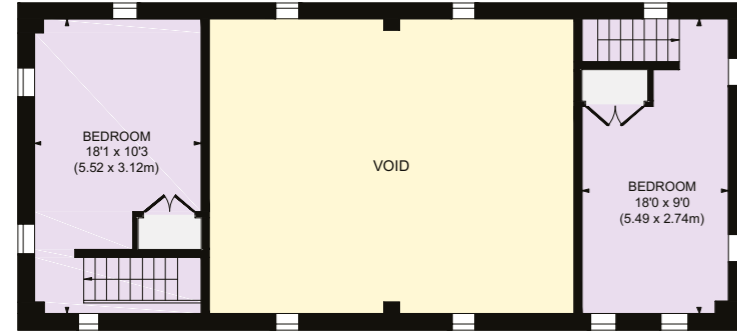


POOL BARN

The Pool Barn is a beautifully presented indoor pool area, combining traditional character with thoughtful design.

Large windows and doors allow for excellent natural light and provide a strong connection to the surrounding garden.

The space is further complemented by a jacuzzi, sauna, and changing and shower facilities, forming a comprehensive and highly functional spa-style environment.



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

Approximate Gross Internal Area
 The Flat 737 sq. ft / 68.51 sq. m
 Party Barn 1,322 sq. ft / 122.85 sq. m
 Pool Barn 1,512 sq. ft / 140.55 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTBUILDINGS AND EQUESTRIAN

The property is complemented by an extensive range of outbuildings, offering excellent versatility and ideally suited to equestrian use.

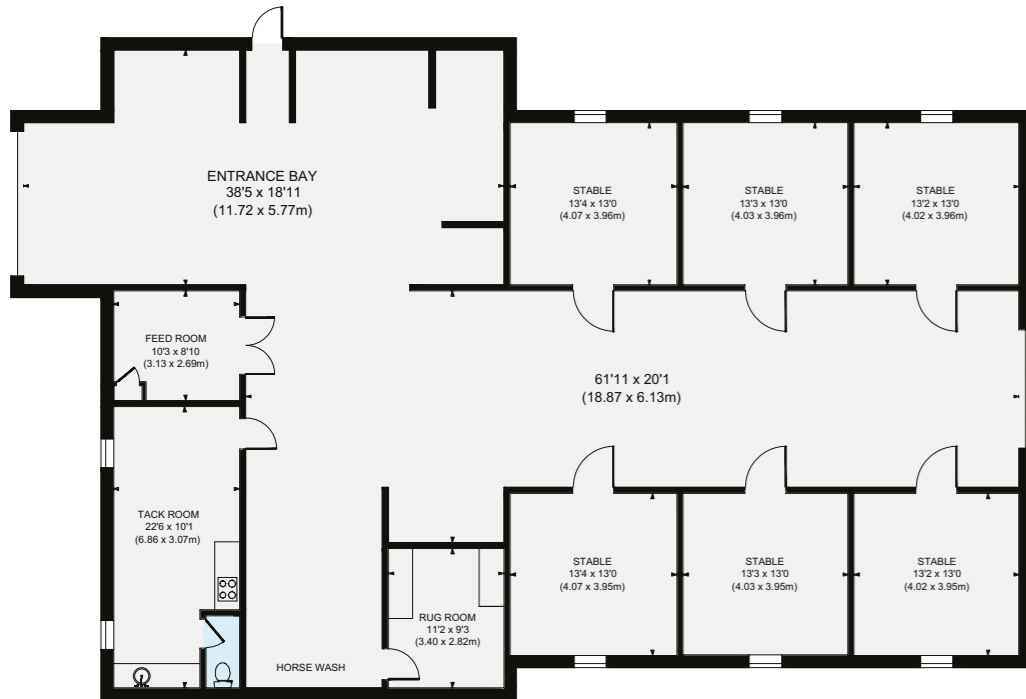
The principal stable block is well arranged, comprising six stables together with a tack room, feed room, rug room and wash bay, all centred around a generous entrance yard. These are complemented by an Olympic-size manège, along with a number of paddocks within the main grounds and extending into the surrounding land, providing excellent grazing. Notably, the equestrian facilities benefit from their own dedicated access, allowing them to operate entirely independently from the main house.

A separate barn, set within one of the paddocks, provides additional stabling, storage and an adjoining tractor shed.

A further building incorporates a spacious garage with extensive storage, together with a workshop and office, offering excellent flexibility.



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



Stable Block



Approximate Gross Internal Area
All Outbuildings 7,149 sq. ft / 664.18 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





GARDEN AND GROUNDS

The gardens are beautifully arranged, combining formal elements with more natural planting to create a varied and attractive setting. Of particular note is the striking Crimson King Maple positioned at the entrance to the property, whose rich red foliage provides the inspiration for the name, Red Leaf Farm.

A greenhouse is positioned to take full advantage of its surroundings, enjoying views across the tennis court, gardens and towards the manège. It is approached via a gravel walkway bordered by immaculately maintained copper beech hedging, forming a distinctive and structured feature that reflects the character of the property.

Beyond the formal areas, a charming wildflower meadow enhances the sense of space and tranquillity, attracting local wildlife and contributing to the appealing rural setting.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Red Leaf Farm - D, The Flat - D, The Party Barn - C

Council Tax Band: Red Leaf Farm - H, The Flat - A

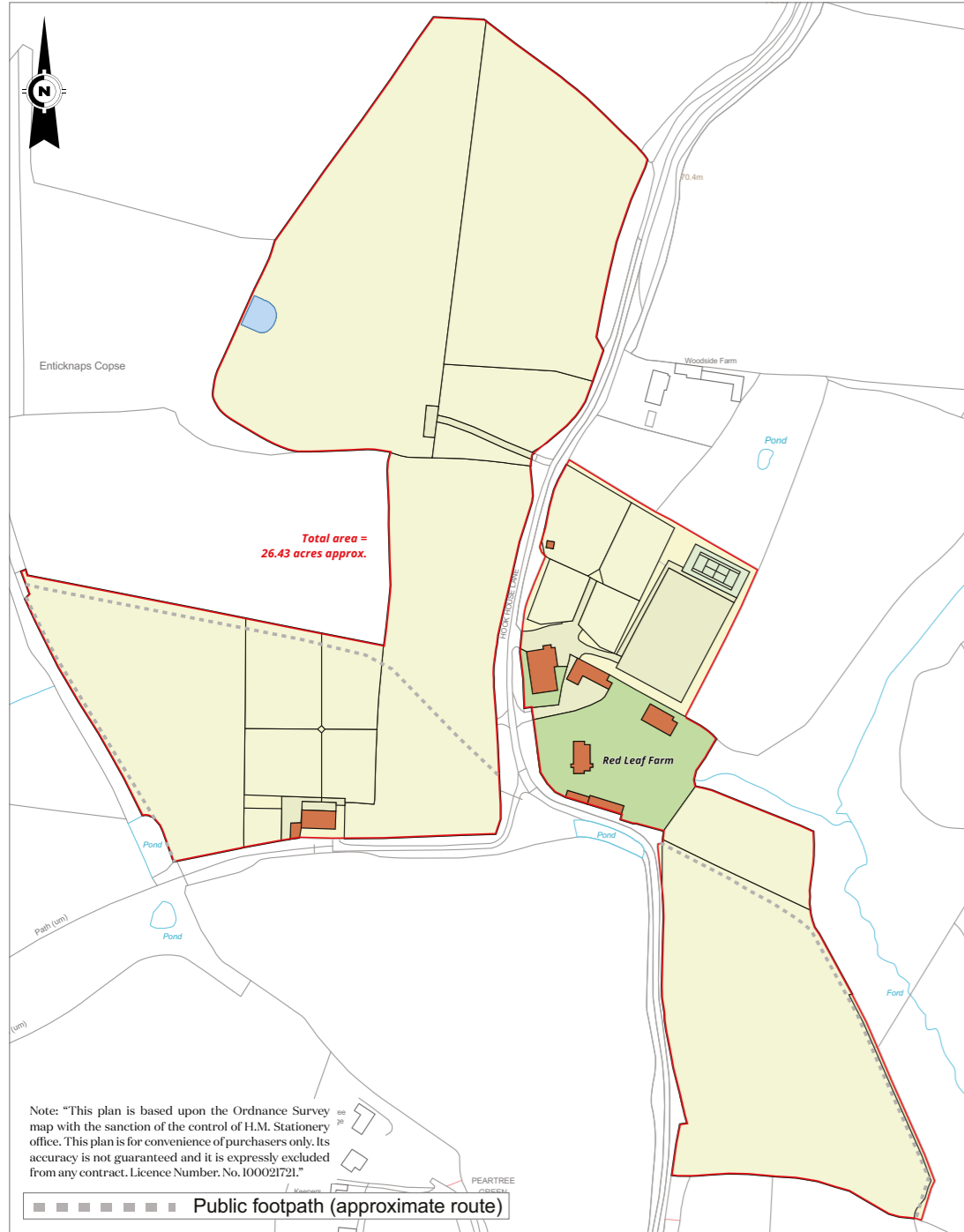
Tenure: Freehold

Directions

Postcode: GU8 4LR

What3words: ///gift.moon.soups

Viewings: Viewing is strictly by appointment through Knight Frank and Strutt & Parker.



Tim Harriss

01483 617910

tim.harriss@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

Julia Meadowcroft

07976 824109

julia.meadowcroft@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk

James Machell

020 7591 2213

james.machell@struttandparker.com

Strutt & Parker National Country House Department

43 Cadogan Street

London SW3 2PR

Ken Roberts

01403 246790

ken.roberts@struttandparker.com

Strutt & Parker Guildford

215-217 High Street

Guildford GU1 3BJ

struttandparker.com

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Strutt
& Parker

Land and property. Since 1885.

