



Westland Farm

Lords Hill Common, Shamley Green, Guildford

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached 5 bedroom property with garden office, located in a sought-after Surrey village

A handsome double-fronted family home offering sensitively-extended, generously-proportioned accommodation featuring elegant décor and quality fixtures and fittings throughout. It is in an exclusive farmstead development, within easy reach of London and its airports and a train station with services to Waterloo in around 50 minutes



2 RECEPTION ROOMS



5 BEDROOMS



6 BATHROOMS



PRIVATE PARKING



GARDEN



FREEHOLD



VILLAGE



3,140 SQ FT



**GUIDE PRICE
£1,450,000**

The property

Westland Farm is a handsome double-fronted family home offering 3,140 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertainment environment, it offers a generously-proportioned, sensitively-extended space featuring quality fixtures and fittings, contemporary sanitaryware and elegant décor throughout. The accommodation flows from a welcoming wooden-floored reception hall with extensive fitted storage and a house shower/cloakroom. It briefly comprises an extensive L-shaped kitchen/breakfast/dining/sitting room with tiled flooring throughout. The kitchen/breakfast room has a range of contemporary wall and base units, a large central island with breakfast bar, complementary worktops and splashbacks, modern integrated appliances including a wine chiller and a neighbouring service wing. This comprises a boot room with doors to the terrace and to fitted cloaks and utility rooms. The remaining sitting/dining space, configurable to the purchaser's own requirements, has two large vaulted sky lanterns and three sets of bi-fold

doors to the rear terrace, flooding the whole area with natural light. Double doors open to a front aspect reception room with a media wall, woodburning stove and bespoke fitted storage incorporating a study area. A door from the reception hall opens to a double bedroom with fitted storage, a shower room and an adjacent door to the utility room and service wing beyond.

Stairs rise from the reception hall to a spacious first floor landing. This gives access to a rear aspect principal bedroom with a fitted dressing room and en suite shower room. The first floor accommodation is completed by the property's three further double bedrooms, two with en suite shower rooms, and a family bathroom.



Outside

The property forms part of an exclusive farmstead development, accessed through a lychgate over a communal gravelled courtyard. Double wooden gates open off the courtyard to a private block-paved forecourt offering parking for multiple vehicles and with a garden store. The enclosed garden to the rear is laid mainly to level lawn screened by fencing. It features a large paved terrace with hot tub area, ideal for entertaining and al fresco dining. At the end of the garden, a detached 446 sq ft single-storey garden office providing an entrance hall with useful storage and a shower room, a triple aspect sitting room with glazed front access, a fitted kitchen/dining room and two bedrooms.

Location

The property sits near to Lords Hill Common and playground in Shamley Green village. Set in the Surrey Hills National Landscape, it has a cricket green with pond, a church, shop, Post Office, café, two pubs and a primary school. Nearby villages offer further amenities: Wonersh has a GP surgery and Cranleigh has shops, supermarkets and a sports centre.

Extensive shopping, service, leisure and cultural amenities are available in Guildford and Godalming. The surrounding countryside is perfect for walking, cycling and riding and houses several golf courses. Transportation links are excellent: the A3 links to the south coast, London's airports, the M25 and motorway network, and Chilworth and Shalford stations (3.8 and 3.9 miles respectively) offer regular services to central London.



Distances

- Wonersh 1.8 miles
- Chilworth 3.3 miles
- Shalford 3.6 miles
- Cranleigh 5.4 miles
- Guildford 5.5 miles
- Godalming 6.7 miles

Nearby Stations

- Chilworth
- Shalford

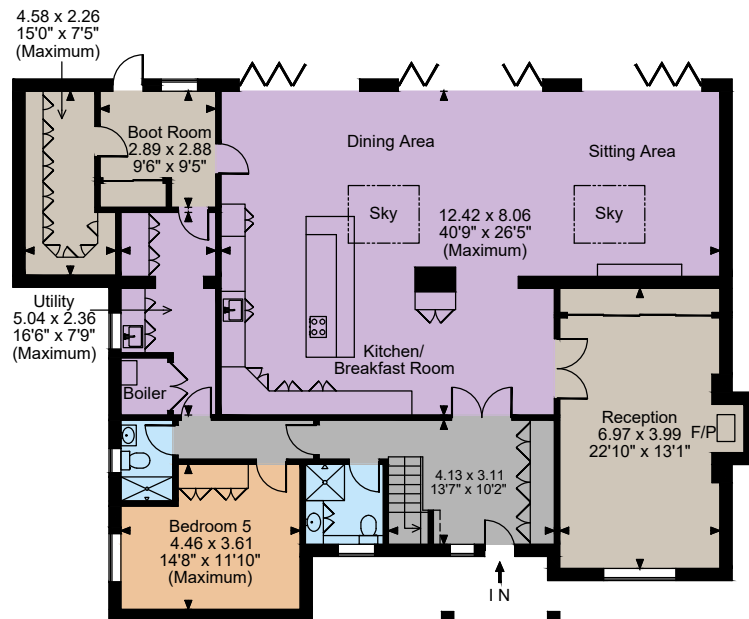
Key Locations

- RHS Garden Wisley
- Winkworth Arboretum
- Denbies Wine Estate

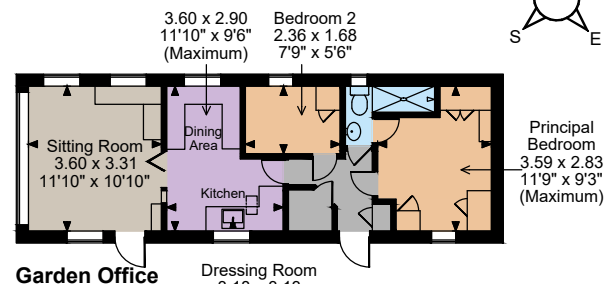
Nearby Schools

- Longacre,
- St. Catherine's
- Cranleigh Royal Grammar School
- Tormead
- Guildford High
- St. Hilarys
- Charterhouse





Ground Floor



First Floor

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

Main House internal area 3,140 sq ft (292 sq m)
Cottage internal area 446 sq ft (41 sq m)
Garden Store internal area 146 sq ft (14 sq m)
Total internal area 3,732 sq ft (347 sq m)
For identification purposes only.

Directions

GU5 OTL

what3words: ///october.reckoned animator

General

Local Authority: Waverley Borough Council.
Tel: 01483 523333

Services: All mains services

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

Council Tax: Band C

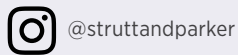
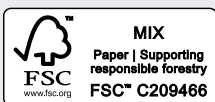
EPC Rating: TBC

Guildford

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