

Shawfield House
Shawfield Lane



Strutt
& Parker

Land and property. Since 1885.



**3,797 sq ft (353 sq m) | 5 reception rooms
5 bedrooms | 3 bathrooms | Driveway
Approximately 0.62 acres | Freehold | Village**

Guide price £1,250,000

A striking and substantial Georgian residence featuring elegant classical elevations and original features, set within a private position with extensive grounds in the heart of Ash.

The property

Shawfield House is an attractive period home with traditional rendered elevations, offering 3,797 sq ft of versatile accommodation arranged across three floors. This much loved family home retains a wealth of original character, including high ceilings, sash windows and feature fireplaces, providing an excellent opportunity to create a substantial family home in an appealing setting.

The accommodation has been thoughtfully arranged to make the most of the property's layout and outlook. The welcoming reception hall leads to an impressive drawing room with a bay window, a formal dining room and a comfortable family room. Also on this level is a cloakroom and a well-proportioned kitchen and breakfast room, fitted with traditional cabinetry and offering ample space for informal dining, creating a practical and sociable heart of the home.

The first floor provides well-proportioned accommodation comprising the principal bedroom with a dedicated dressing room and large en suite bathroom, alongside two further bedrooms, a family bathroom and cloakroom. The lower ground floor offers flexible additional living space, featuring a sitting room, second kitchen, study, two further double bedrooms and a shower room as well as a laundry room, making this level particularly well suited to guests or independent family members.



The property is approached via electric gates which lead to a sweeping gravel driveway providing parking for several vehicles. The mature grounds are a particular feature, with a covered outdoor seating area providing an attractive setting for dining and entertaining, alongside lawns bordered by mature trees and established planting. Beyond the formal gardens, the expansive grounds offer excellent opportunities for recreation or simply enjoying the peaceful outdoor setting.

Location

Shawfield House enjoys a peaceful setting on Shawfield Lane, on the edge of Ash, with local amenities including shops, a café, recreation grounds and a traditional pub. The nearby towns of Farnham and Guildford provide a broader range of shopping, leisure and cultural facilities, while the Surrey Hills, North Downs, Ash Ranges and the Basingstoke Canal offer extensive opportunities for walking and outdoor pursuits. Education provision is strong, with leading independent schools including the Royal Grammar School and Tormead in Guildford, together with Prior's Field near Godalming.

Transport connections are convenient, with Ash station providing services to Guildford, Reading and Gatwick Airport, while fast services to London Waterloo are available from Ash Vale. The A31, A3 and M3 ensure excellent road links towards Guildford, Farnham, London and the wider South East.

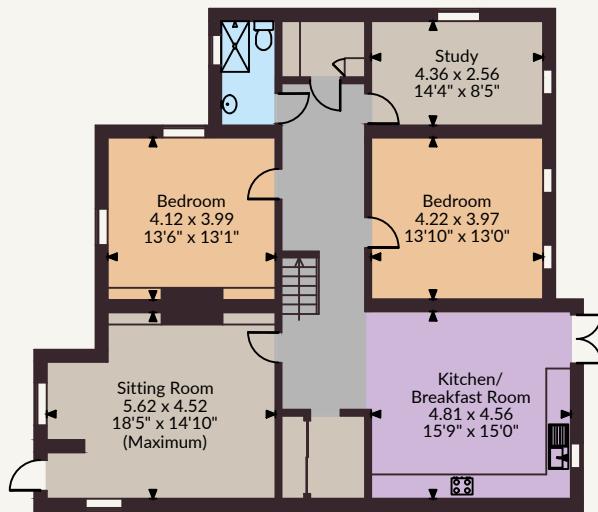
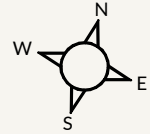
Postcode region: GU12

General

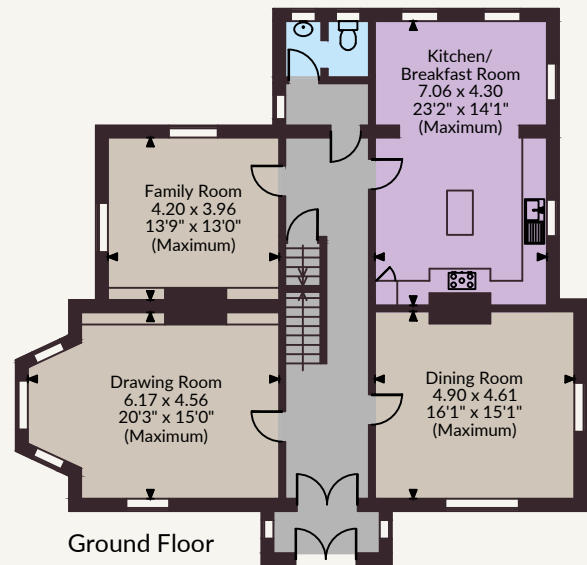
Local Authority: Guildford Borough Council
Services: Mains electricity, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



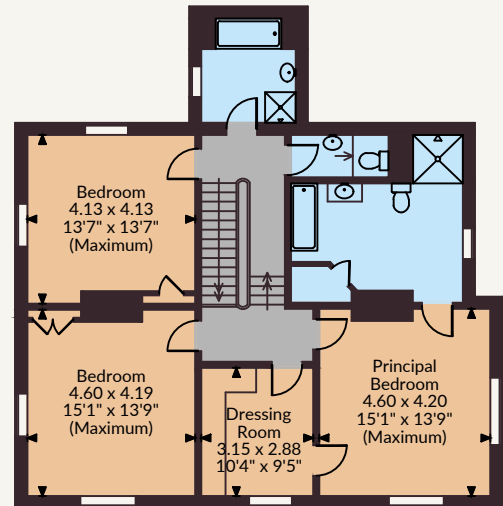
Shawfield House, Shawfield Lane, Ash
Internal area 3,797 sq ft (353 sq m)



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8705804/SS

Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

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 October 2026. Particulars prepared October 2026.

**Strutt
& Parker**

Land and property. Since 1885.