



# Eastbury Manor

Compton, Surrey

Set within about 8 acres, a stately Grade II listed manor house with a stunning outlook over its own lake and grounds

Eastbury Manor, The Street, Compton, Surrey, GU3 1EE  
Farncombe 2.1 miles, Godalming town centre 3.1 miles, Guildford town centre 3.3 miles,  
Guildford mainline station 3.2 miles (39 minutes to London Waterloo)

*Features:*

Magnificent drawing room | Dining room | Kitchen  
24 Bedrooms (20 with en suite facilities and one with a balcony) | 4 Separate bath/shower rooms | 2 Staff flats  
Activity room | Offices | Laundry rooms | Cloakrooms  
Cellar | Passenger lift

Gardens and grounds incorporating a lake and sunken garden

About 8 acres in all



### *The property*

Eastbury Manor is a substantial Grade II listed manor house that exudes the elegance and grandeur of a bygone era and is a truly impressive example of Victorian architecture. Set within about 8 acres, the house enjoys an elevated position that takes full advantage of the outlook over the lake, beautiful grounds and the adjacent Anglo-Saxon Grade I listed church. Many original and interesting features are evident throughout, including the striking chimneys of red brick with diaper work in black brick and stone, and internally the period fireplaces, superb ceiling heights, mullioned windows (some with original shutters), heavy oak doors, oak wall panelling and decorative ceilings. The house presents the ideal opportunity for those seeking an updating/renovating project, with numerous options for commercial or residential use (subject to planning consents).

Upon entering the building, the central pedimented entrance creates a striking first impression, with its Ionic columns, and heraldic shield with the motto ‘Sans Peur’ set above arched double doors. The entrance vestibule, featuring a vaulted ceiling and stone tiled floor with decorative edging, leads into a reception hall of significant proportions where a grand staircase takes centre stage, and the sense of space and scale of the accommodation can be fully appreciated. The principal reception rooms represent the utmost in the period’s style and includes the drawing room, with a large bay window overlooking the lake, oak panelled walls, ceiling with decorative plasterwork, and an open fireplace with marble insert. The spacious dining room is also of note, with oak panelled walls and a fireplace with a carved plaque inscribed with ‘1874’ and ‘Sans Peur’.

The service areas are situated away from the formal rooms and include a kitchen, offices, activity room, laundry room, cloakrooms, store rooms and extensive cellar space.

There are 24 bedrooms, 20 with en suite facilities and one with access to a balcony, arranged over the ground and first floors with lift access

if required. These bedrooms are also serviced by four further bedroom/shower rooms. The accommodation on the upper floors include two staff flats, staff room, kitchen facilities, and a suite of offices.

### *Outside*

Eastbury Manor sits within about 8-acres of grounds that are an outstanding feature of the property and provide a wonderful setting, conveying a sense of calm and tranquility. The grounds comprise swathes of lawn interspersed with mature trees including a majestic Lebanon Cedar, patio areas, a feature sunken garden, and a lake; the backdrop is quintessentially English and beautifully serene.

The house is approached along a sweeping driveway that culminates in a parking area for several vehicles, creating a delightful sense of arrival. A spur off the driveway leads to discreetly positioned garaging. There is a secondary entrance to the property from Eastbury Lane.





**Location**

Located to the south of the Hog’s Back and positioned within a Conservation Area, Eastbury Manor lies adjacent to a unique Grade I listed, Anglo-Saxon church, within the attractive village of Compton. The village, with its highly regarded local inn/restaurant and village hall, is within easy reach of both Guildford and Godalming; local shops and amenities are available in the nearby village of Farncombe.

The ancient market town of Godalming is just over three miles to the south, offering a wide range of individual shops, restaurants, supermarkets and general amenities. Godalming boasts many wonderful locations, which include Winkworth Arboretum. Nearby leisure facilities include Bramley, Milford, Charterhouse and Hurtmore Golf Clubs along with Godalming Leisure Centre and The Charterhouse Club.

Guildford is about four miles distant and has a thriving High Street offering an eclectic range of shops and restaurants. Leisure facilities include the Surrey Sports Park and The Spectrum Sports Centre, both providing numerous sporting facilities. The Arts can be enjoyed at The Yvonne Arnaud, Electric and G theatres.

For commuters, the A3 is nearby, linking with the M25 at Wisley, with access to Heathrow and Gatwick Airports, whilst rail connections to London (Waterloo) are available at Farncombe, Godalming and Guildford.

Several highly regarded schools are within the immediate vicinity including Charterhouse (with its private health/gym club and 25 metre pool), Cranleigh, Prior’s Field, Aldro, St Catherine’s and The Royal Grammar school in Guildford. Open countryside is instantly accessible leading from Eastbury Lane, as are several golf courses including Hindhead, Hankley and The West Surrey at Enton.



**Directions**

From London or Guildford proceed south down the A3 London/Portsmouth Road. Filter left (signposted B3000 Compton and Charterhouse) and at the roundabout turn left into The Street to Compton Village. After almost 500 metres yards, the entrance to Eastbury Manor will be found on the right hand side.

**General**

**Local Authority:** Guildford Borough Council -  
Tel: 01483 505050

**Services:** Mains water, gas, electricity and drainage. Also a generator backup.

**Council Tax:** Band H

**Tenure:** Freehold.

**Offers in Excess of:** £4,250,000

**Agent’s Note:** The property was formerly a care home within C2 use class. A restrictive covenant will be put in place upon sale to restrict its future use for elderly or nursing care. This covenant will allow other business use, within the C2 use class.

**Covenants and/or restrictions:** There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



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The floor plan shows a large central hall with a staircase on the left and a door on the right. To the right of the hall is a Pump Room (2.76 x 1.58 ft) and two Storage areas (7.25 x 3.56 ft and 23'9" x 13'0").



Bedroom 27  
3.81 x 3.71  
12'6" x 12'2"

Kitchen  
2.89 x 2.74  
9'6" x 6'7"  
(Maximum)

Utility  
3.95 x 1.31  
13'0" x 4'4"

Lounge  
4.64 x 4.46  
15'3" x 14'6"  
(Maximum)

Store  
4.60 x 4.46  
15'1" x 14'8"  
(Maximum)

Staff Room  
6.27 x 6.16  
20'7" x 20'3"  
(Maximum)

Office  
5.66 x 3.72  
18'3" x 12'2"  
(Maximum)

Office  
6.21 x 5.75  
20'4" x 18'10"  
(Maximum)

Office  
5.40 x 3.20  
17'9" x 10'6"  
(Maximum)

Office  
2.60 x 2.51

Bedroom 26  
4.11 x 3.36  
13'5" x 11'0"  
(Maximum)

Bedroom 25  
6.24 x 3.96  
20'8" x 13'1"  
(Maximum)

Office  
4.75 x 3.28  
15'7" x 10'10"  
(Maximum)

Lift

W.C.

Sh.

F/P





STRUTT & PARKER