



Manor Place

Wanborough Hill, Wanborough, Guildford

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome and substantial detached house with an annexe and stunning rolling garden, set in a peaceful village location

A fine detached house with extensive accommodation and enchanting garden, set in the small and charming village of Wanborough. The property features highly attractive original details including tall sash windows, which welcome plenty of natural light, while the flexible layout includes a useful annexe for guests or family members.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGING



5 ACRES



FREEHOLD



VILLAGE



3,328 SQ FT



**GUIDE PRICE
£1,999,950**



The property

Manor Place is a magnificent Edwardian country house that was built in 1903 and has been in the same ownership for the past 66 years. The house, although not listed, sits within a designated area of outstanding natural beauty and offers more than 3,300 sq ft of attractive accommodation arranged over two floors.

Inside, the welcoming reception hall features exposed wooden floorboards and high ceilings, leading to a generous family room with a brick-built fireplace, built-in storage, and rear sash windows enjoying a southwest-facing aspect. There is also a formal dining room with exposed floorboards and a dual aspect, while to the front, the drawing room or playroom offers another brick-built fireplace and a door to the front garden.

The kitchen is located towards the northwest of the ground floor, and could benefit from some modernisation, but offers space for kitchen storage and all the necessary appliances, as well as a breakfast table. There is also an adjoining boot room and a

walk-in larder, which could be combined with the existing kitchen to create an even larger, social kitchen and family area.

Upstairs, the landing leads to five double bedrooms, including the generous principal bedroom with its views across the rear garden. Two bedrooms have their own washbasins, providing the possibility of adding en suite bath or shower rooms. The first floor also has a family bathroom with a separate WC, plus a large shower room with a walk-in shower.

The self-contained annexe is accessed from the house via a small courtyard area. It includes a semi open-plan kitchen and sitting area, a utility room and a shower room, plus one double bedroom.







Outside

At the front of the property, the gravel driveway provides plenty of parking space and access to the detached double carport, which has storage at its rear. There is also a shed for further garden storage behind the carport. The garden extends to both the front and rear, with sunny, split-level lawns at the rear, bordered by established hedgerows and mature trees, while at the side there is a further area of lawn with a pathway leading to a gate onto a large grassy meadow. At the front, the beautifully landscaped garden features rolling lawns with pathways and steps providing access to the lower formal garden, which is bordered by well-stocked beds with various shrubs and flowering perennials. Mature trees provide shade and a sense of peace and privacy, while there are also numerous fruit trees, including apples and pears. In all the plot extends to 5 acres.

Location

The main village of Wanborough lies to the north of the hamlet of Wanborough that grew around the Manor House (built in 1670) and owned by Asquith where he lived from 1900 until he became prime

minister in 1908.

The hamlet of Wanborough formed the nucleus of the estate that in the early part of the last century farmed the northern slopes of the Hog's Back from Flexford through to the outskirts on Tongham.

The great barn, within the hamlet, was built in 1388 by the monks from Waverley Abbey and is one of only a few in the country. The small Saxon flint built chapel along side Manor Place dates back to 1060.

In 1941 Wanborough Manor was taken over by the Special Operations Executive to train agents prior to their deployment in France. During that time Manor Place housed a Norwegian operative.

The bustling and highly sought-after town of Guildford is within three miles where all the required amenities can be found, with its extensive shopping and choice of supermarkets. The town also boasts a wealth of coffee shops and restaurants, excellent recreational facilities including G Live, The Electric and Yvonne Arnaud Theatres, and superb leisure and sports facilities, including the first class Surrey Sports Park.



Distances

- Guildford 4.2 miles
- Godalming 4.7 miles
- Farnham 6.5 miles
- Farnborough 8.5 miles
- Woking 10 miles

Nearby Stations

- Wanborough

Key Locations

- Silent Pool
- Watts Gallery – Artists' Village
- Loseley Park

Nearby Schools

- Puttenham CofE Primary School
- Wood Street Infant School
- Rydes Hill Preparatory School & Nursery
- Tormead School

- Guildford High School
- Royal Grammar School Guildford
- St Catherine's School, Bramley









The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

Main House internal area 3,328 sq ft (309 sq m)
 Garage internal area 385 sq ft (36 sq m)
 Outbuildings internal area 297 sq ft (28 sq m)
 Annexe internal area 511 sq ft (48 sq m)
 Total internal area 4,521 sq ft (420 sq m)
 For identification purposes only.

Directions

GU3 2JR
 what3words: ///towel.plot.cult

General

Local Authority: Guildford Borough Council
 Tel: 01483 505050

Services: All mains services

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

Council Tax: Band H

EPC Rating: House E, Annexe D

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com

struttandparker.com



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