



Old Timbers Estate,

Woodhill, Ripley, Nr. Guildford,
Surrey



An impressive period country house with eight bedrooms, a wealth of character, a separate 2-bedroom cottage and extensive grounds

Old Timbers Estate, Woodhill, Ripley, Nr. Guildford, Surrey

Ripley 2.2 miles, Guildford town centre 3.5 miles, Woking mainline station: 3.2 miles (24 minutes to London Waterloo), Guildford mainline station: 4.5 miles (38 minutes to London Waterloo), Clandon station: 1.3 miles (54 minutes to London Waterloo)

Features:

Reception hall | Drawing room | Family room | Study | Dining room | Kitchen | Larder | 2 Utility rooms | 4 Bathrooms
3 Cloakrooms | Principal bedroom with dressing room & en suite shower room | 7 Further bedrooms, en suite | A separate 2 bedroom cottage with sitting room, kitchen/breakfast room, 2 bedrooms & attic room | 4 Garages
Stables | Garden

About 17 acres acres in all







Key Features

Strutt and Parker is proud to introduce Old Timbers Estate, an impressive family estate located near Guildford, comprising a grand 8-bedroom period property, a separate 2-bedroom cottage, stables, garages, treehouse, tennis court and 17 mixed acres of formal gardens, woodland, fields and paddocks. The setting offers the privacy of rural surroundings, whilst benefitting from easy access to the shopping, recreational facilities and outstanding schools of the area

"OLD TIMBERS" (5612 sq ft)

Approached via a long, scenic driveway, lined with mature oak and chestnut trees, "Old Timbers" was designed by architects Annesley Brownrigg & Hiscock (now Scott Brownrigg) and built in 1929 as a grand country residence for wealthy businessman Col. Ernest Gates, one of the owners of the "Cow and Gate" company. The house, featuring east and west wings, retains many of its character features from that era, including old ships timber beams, decorative brickwork and original fireplaces.

The spacious accommodation includes 8 bedrooms, 4 bathrooms, a further 3 cloakrooms and 5 reception rooms. The imposing entrance hall is a central focus point, featuring a wall of leaded light windows. The heavy oak doors lead through to the drawing room, dining room, study and the remaining downstairs rooms. The layout is very suitable for entertaining on a grand scale.

At the centre of the house, connecting the two wings, is the spacious farmhouse kitchen/breakfast room, with French doors leading out to a large patio area, perfect for outdoor dining. The 35ft (10.7m) family room is adjacent to the kitchen, as are various cloakrooms, utility and storage rooms.

A staircase in each wing leads to the upstairs accommodation which comprises, including the principal bedroom suite, 8 bedrooms, 4 bathrooms and a sunlit upper hall. There are 2 enormous lofts which offer the possibility of conversion.

The house sits within its own enclosed 4 acres of formal gardens, patios, orchards, treehouse and tennis court

































OLD TIMBERS COTTAGE”(1108sq ft)
 Located 250m away from the main house and privately situated within its own grounds, Old Timbers Cottage is a substantial brick-built 2-bedroom cottage with 2 reception rooms, kitchen, bathroom and an attic room. It was extensively renovated by the present owners, but there is still ample scope for further extension and development. A continuous and reliable source of rental income, the cottage would also be suitable as accommodation for domestic staff or a dependent relative

Directions
 From Strutt & Parker’s Guildford office, head to the A3 northbound, and at the exit for Ripley/ B2215, keep left, filtering off the carriageway, and turn sharp left onto Woodhill and the property is situated on the left hand side.

General Information
Local Authority: Guildford Borough Council
 Tel: 01483 505050

Services: Mains water, gas & electricity. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: The property is in Tax Band H

Tenure: Freehold

Guide Price: £4,150,000

EPC rating: Main house: D, cottage: D



Floorplans for Old Timbers, Woodhill Send, Woking

Main House internal area 5,612 sq ft (521 sq m)

Garages internal area 829 sq ft (77 sq m)

Cottage internal area 1,108 sq ft (103 sq m)

Stables internal area 239 sq ft (22 sq m)

Stores internal area 49 sq ft (5 sq m) x

Old Timbers, Woodhill Send, Woking

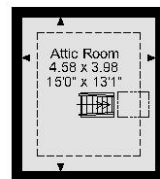
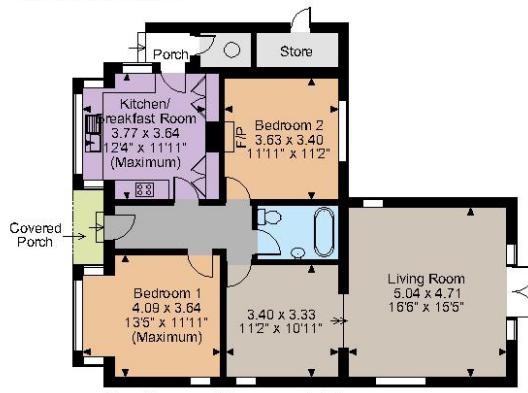
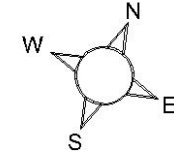
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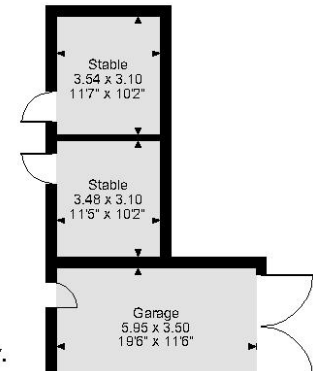
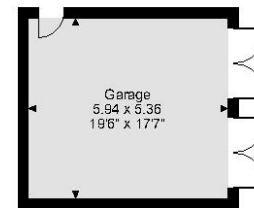
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Cottage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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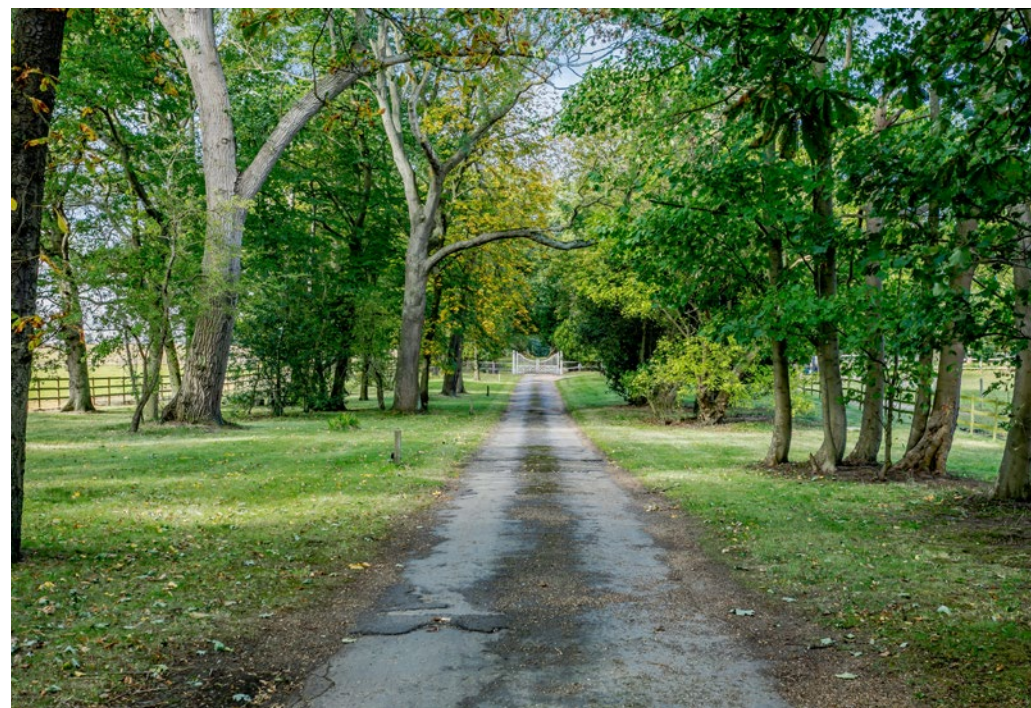
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