

HALDISH FARM

Green Lane, Shamley Green, Guildford, Surrey, GU5 0RD



HILL CLEMENTS





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In a truly peaceful country location in the Surrey Hills, close to Farley Heath and Blackheath, yet only five miles from Guildford – a beautiful Grade II Listed farmhouse dating back to the mid 16th Century, with separate cottage and outbuildings, set in delightful formal gardens with tennis court and swimming pool and an adjoining paddock, in all about 7.25 acres

5 BEDROOMS, 2 BATHROOMS (1 EN SUITE), ENTRANCE HALL, CLOAKROOM, MAGNIFICENT DRAWING ROOM, DINING ROOM, SITTING ROOM, SMALL STUDY, BREAKFAST ROOM, KITCHEN, UTILITY ROOM, OIL CENTRAL HEATING, DETACHED COTTAGE COMPRISING ENTRANCE HALL/DINING HALL, SITTING ROOM, KITCHEN, UTILITY, BEDROOM AND BATHROOM, OLD GRANARY, GREENHOUSES, FORMER COW BYRES AND MILKING PARLOUR CONVERTED TO GAMES/PARTY ROOM WITH WC AND STOREROOM, OPEN BAY DOUBLE GARAGE, HEATED SWIMMING POOL, HARD TENNIS COURT, 1.4 ACRE FORMAL GARDEN AND 5.8 ACRE Paddock

Guildford (Waterloo 38 mins) – 5 miles
Cranleigh – 5 miles



01483 300 300

www.hillclements.com
6 Quarry Street, Guildford
Surrey GU1 3UR
info@hillclements.com

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The Location

Haldish Farm stands in a truly peaceful and quiet country location high in the Surrey Hills above Shamley Green and Wonerish villages and close to the glorious open heath land of Blackheath and Farley Heath, providing lovely walking and riding countryside. The location is totally free from road noise yet is only one mile from both Shamley Green and Wonerish villages and just five miles from the main line station at Guildford. There is a local shop and coffee shop in Shamley Green along with two village pubs. Wonerish has a shop, pub and doctor's surgery with pharmacy, and both have thriving village communities and traditional village cricket clubs on the village greens. Cranleigh is only five miles away with an excellent range of local shops and three supermarkets and Guildford, with its historic cobbled High Street and comprehensive range of shops, restaurants and bars is an equal distance away. The main line station at Guildford provides a fast commuter service to Waterloo in 38 minutes and both Heathrow and Gatwick airports are easily accessible. There are many highly regarded schools in the area, including Cranleigh School, St Catherines in nearby Bramley, Charterhouse and Priorsfield in Godalming and The Royal Grammar School, Girls High School and Tormead, to name but a few in Guildford.





The Property

Haldish Farm is a beautiful Grade II listed timber framed farmhouse of classic whitewashed elevations with tile hung gables and leaded light windows. The Listing information at Waverley Borough Council dates the house as mid sixteenth century with seventeenth century extension to the left and late nineteenth century extension to the right. The owners have an extensive history file of the house which states that it was a farmhouse on the Duke of Northumberland's estate and the hops still show the Northumberland Crest. At this time the farm was believed to extend to around two hundred acres and farming is thought to have ceased in the 1920's, when Haldish Farm was sold out of the estate. There are many charming features throughout including exposed wall and ceiling beams, brick and wood floors and fine fireplaces in the principal reception rooms, one being very large, another being a true inglenook with seats and salt shelf. The ceiling heights are also very good throughout the ground floor with only one low beam on the first floor. There is a delightful south westerly outlook over the gardens from all the principal rooms.

The Accommodation

The accommodation is truly charming and exudes character throughout, from the lovely old oak front door, through the beamed hall to the lower hall with its brick flooring and glazed door to terrace and garden. The drawing room is a wonderful room with a large brick fireplace and the dining room has a fascinating inglenook fireplace with salt shelf, whilst the sitting room, a later addition, has a vaulted ceiling and fireplace with adjoining bread oven with an old bread peel (shovel). There is also a breakfast room, well fitted kitchen, utility and small study which is off the utility room. On the first floor all the bedrooms, except the guest room, have lovely south westerly aspects over the formal garden and the principal bedroom has an en suite bathroom. Outside there is a whitewashed single storey cottage dating from the mid 1960's, which is agriculturally restricted, and comprises an entrance hall opening to dining area, sitting room, kitchen, bedroom and bathroom. There is also an open double bay timber and tiled garage, an old listed granary, substantial old greenhouse with productive vine and a long outbuilding of former cow byres and milking parlour, now converted to a games room and storeroom.





The Garden and Grounds

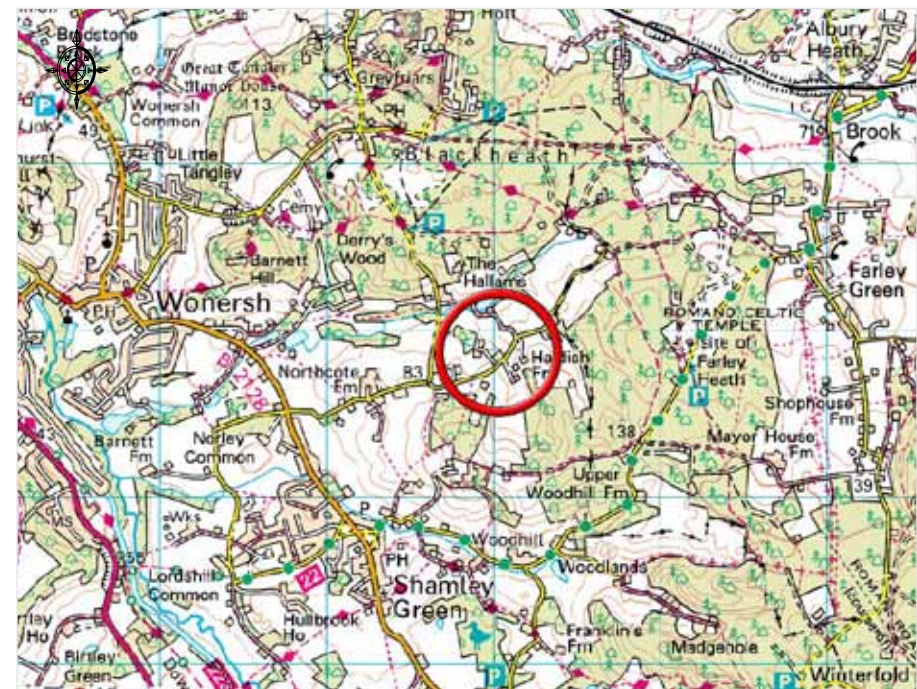
Haldish Farm is approached via a gravelled driveway leading to the open garage and along to a lower parking area. The cottage is approached from this area and the swimming pool and tennis court are situated to the North West, adjacent to the 5.8 acre paddock which has a gated access from Green Lane. The formal garden area is situated to the south west of the farmhouse and provides a delightful peaceful and relaxing setting, away from the recreational areas of the pool and court. A wide York stone terrace adjoins the house with steps down to the formal garden of lawns with sunken rockery areas and rose garden with two fish ponds linked by a cascade. This formal garden is believed to have been the former farmyard and some lovely old stone walls and parts of old buildings remain, forming interesting character features. The garden area of Haldish Farm extends to approximately 1.4 acres and the whole, including the paddock, amounts to approximately 7.25 acres.

Services

Mains electricity and water. Oil central heating. Private drainage.

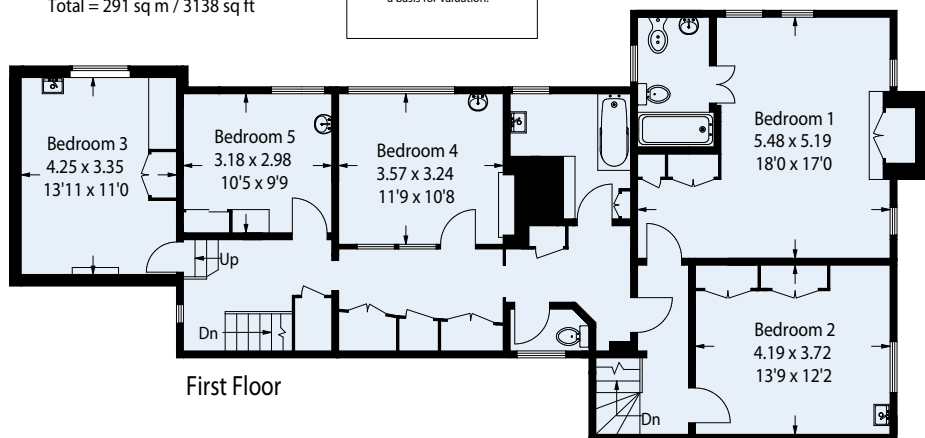
Directions

From Guildford's one way system, take the A281 Horsham Road to Shalford and turn left at the village green signposted to Wonerish. Carry on to Wonerish and continue through the village and on towards Shamley Green. At the Shamley Green village sign, turn left into Northcote Lane and proceed up the hill for about 0.7 mile. At a left hand bend carry straight on into Green Lane and Haldish Farm will be found on the left hand side after approximately 0.25 mile.

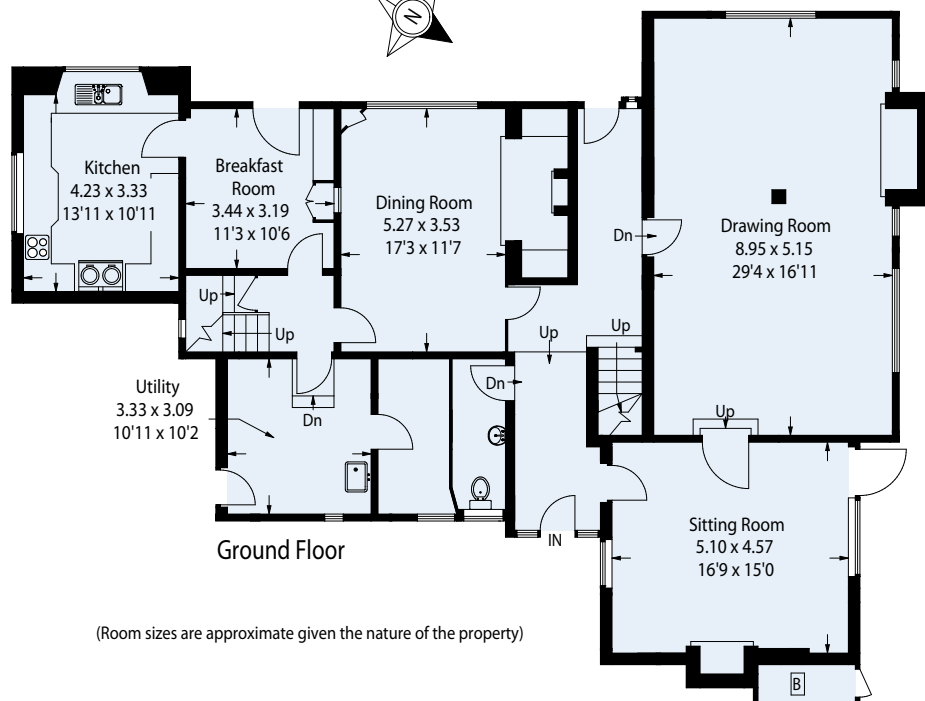


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
Ground Floor = 169 sq m / 1825 sq ft
First Floor = 120 sq m / 1292 sq ft
Boiler Room = 2 sq m / 21 sq ft
Total = 291 sq m / 3138 sq ft

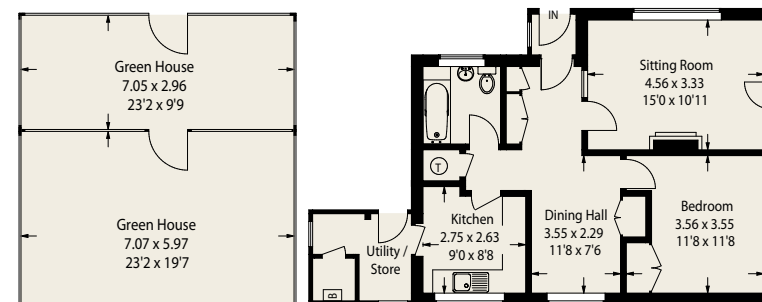
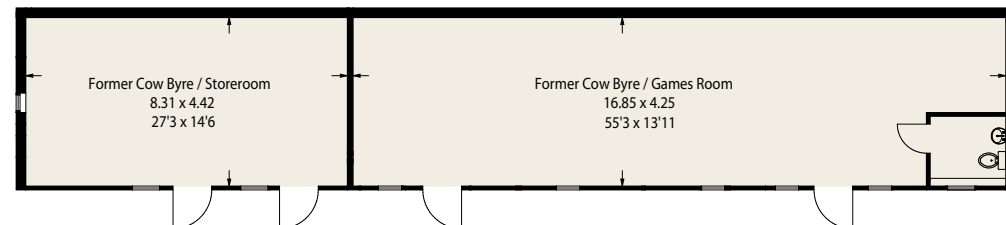


First Floor



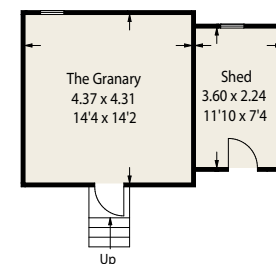
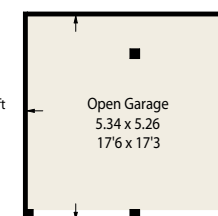
Ground Floor

(Room sizes are approximate given the nature of the property)



Haldish Farm Cottage

Approximate Gross Internal Area
Barn = 110 sq m / 1184 sq ft
Garage = 27 sq m / 291 sq ft
Grain Store = 27 sq m / 291 sq ft
Green House = 63 sq m / 678 sq ft
Gardeners Cottage = 65 sq m / 700 sq ft
Total = 292 sq m / 3144 sq ft



Haldish Farm Cottage





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