



RUSHAM END

Christmas Hill, Shalford, Guildford, GU4 8HN



HILL CLEMENTS



RUSHAM END

Christmas Hill, Shalford, Guildford,
Surrey GU4 8HN

Tucked away up its own long driveway off Christmas Hill, within a short walk of the village shops and station - a beautifully presented character house with 3,694 sq ft of family orientated accommodation including a stunning Poggenpohl kitchen and a lovely swimming pool, all set within 1.5 acres of park-like gardens

**5 BEDROOMS: 2 BATHROOMS (1 EN SUITE):
RECEPTION HALL: CLOAKROOM: DRAWING
ROOM: SITTING ROOM: 600 SQ FT
KITCHEN/DINING/FAMILY ROOM: 21' UTILITY
ROOM: DOUBLE GARAGE: MACHINE STORE
AND WORKSHOP: POOL PLANT ROOM AND
GREENHOUSE: LOVELY SWIMMING POOL AND
OUSIDE ENTERTAINING AREAS: IN ALL
APPROXIMATELY 1.5 ACRES**

COUNCIL TAX BAND H - £4,480.35 (2022/23).

Shalford village shops and station – 0.25 miles.
Main line station (Waterloo 38 mins) – 2 miles.

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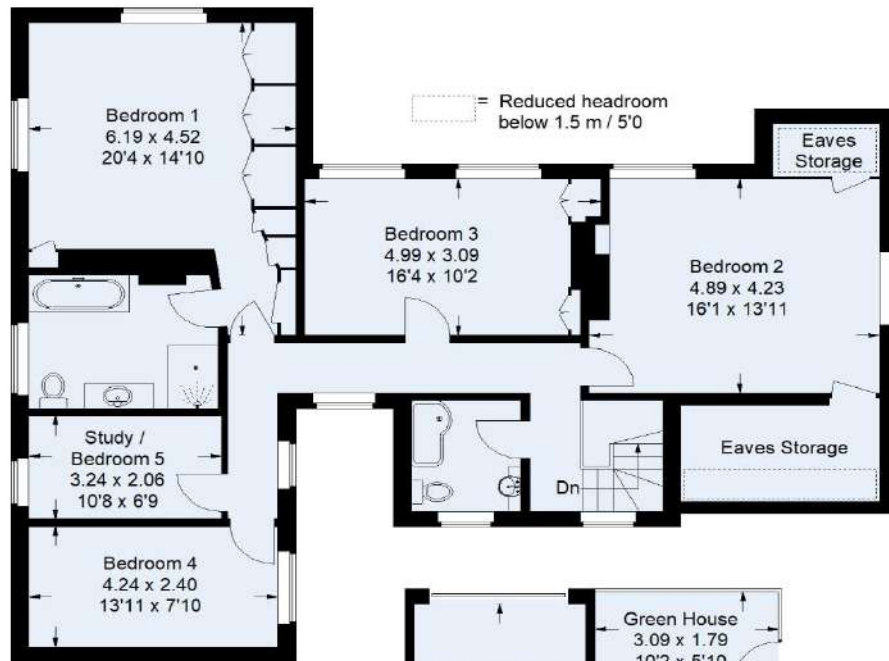
THE LOCATION

Rusham End is situated up a private drive off Christmas Hill and has an elevated position overlooking the village with views to the Chantry Woods. The local shops of Shalford are just a few minutes' walk and, gathered around the village green, include a wine merchant, a post office, Boots, barbers, a coffee shop, two restaurants and a small supermarket. The station connects to Guildford and Gatwick and there are also two pubs, a pre-school and infant school. Guildford is only two miles away with its historic High Street and excellent shops, restaurants and bars and here the main line station provides a fast commuter service to Waterloo in 38 minutes. There are many schools in the vicinity including St Catherine's in Bramley, Tillingbourne in Chilworth, Longacre and Wonerish and Shamley Green Junior School in Shamley Green, Cranleigh, Prior's Field and Charterhouse. All of Guildford's popular schools are easily reached by car, Shalford train station and bus.

THE PROPERTY

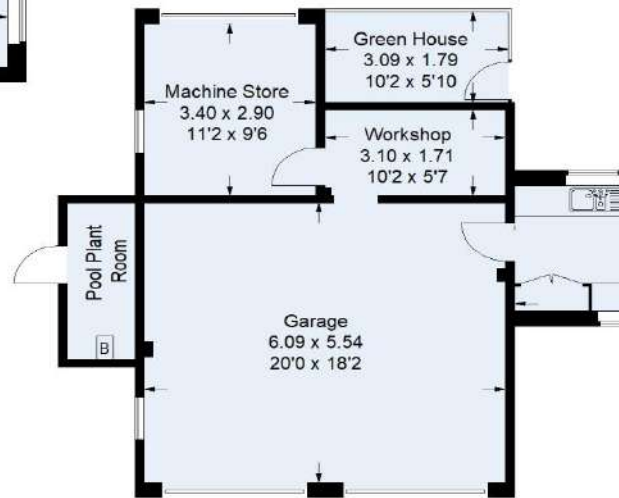
Rusham End was built in 1922 and has been extended and modernised over the years to now provide practical, light and airy accommodation, ideal for family living. More recently the kitchen has been extended into a family room area and beautifully fitted by Poggenpohl. The engineered oak flooring has under floor heating throughout the ground floor, and the double aspect rooms are orientated over the lovely south and west elevations over the gardens. There is a delightful formal drawing room and a more informal sitting room, and a very large utility room. On the first floor there are five bedrooms and two bathrooms, including a fine main suite with large en suite bathroom. There are delightful rural and green views from every room in the house.





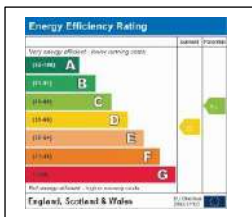
First Floor

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.



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 166.8 sq m / 1795 sq ft
 First Floor = 116 sq m / 1249 sq ft
 Garage Complex inc' Green House / Plant Room /
 Workshop and Machine Store = 60.4 sq m / 650 sq ft
 Total = 343.2 sq m / 3694 sq ft



OUTSIDE

Rusham End is approached via a long driveway from Christmas Hill and through electric gates where a graveled driveway with ample parking and turning areas terminates in front of the house. The garden is a delightful feature of Rusham End and provides a beautiful and unique park-like secluded setting with all day sun. There is a lovely entertaining area with large swimming pool to the south east and lawns to the south and west. These lead into a light wooded area at the rear, all of which provide great areas of interest and play for a family. The whole area has a lovely sunny and rural atmosphere with views at the front to Chantry Woods. In all approximately 1.5 acres.

DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the mini roundabout signed to Womersh. Continue past the shops on the left and the duck pond on the right and turn right after the drive to the village hall on to Christmas Hill. Bear left and the driveway to Rusham End is on the right, immediately after Clock Cottage and before Findon Lodge.

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