



KINGSHOTT COTTAGE
Lombard Street, Shackleford,
Godalming, Surrey, GU8 6BH

HILL CLEMENTS

KINGSHOTT COTTAGE

Lombard Street, Shackleford, Godalming, Surrey, GU8 6BH

For sale as a whole or in two lots

In a lovely protected rural setting between Shackleford and Elstead close to commonland and Cutt Mill Ponds, a charming Georgian cottage now requiring modernisation, together with a small period barn, outbuildings and about 9.50 acres

LOT 1 Kingshott Cottage – Price Guide £895,000

3 DOUBLE BEDROOMS: BATHROOM: SITTING ROOM: DINING ROOM: CONSERVATORY: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CLOAKROOM: SECONDARY DOUBLE GLAZING: OIL-FIRED CENTRAL HEATING: DETACHED STUDIO/HOME OFFICE: SMALL PERIOD BARN: DOUBLE GARAGE: GREENHOUSE: 3 LOG STORES: LARGE PARKING AREA: WELL MAINTAINED GARDEN, TRACK AND SMALL PADDOCK AREA – ABOUT 2.75 ACRES

LOT 2 Woodland – Price Guide £45,000

A PARCEL OF MIXED WOODLAND EXTENDING TO ABOUT 6.75 ACRES

Shackleford – 1.4 miles. Elstead – 1.5 miles. Godalming – 4.25 miles. Farncombe main line station (Waterloo 45 minutes) – 4 miles.
Farnham – 6 miles. Guildford (Waterloo 38 minutes) – 7.5 miles. A3 – 2.3 miles.

Situation

Kingshott Cottage is approached up an unmade country lane and stands in a lovely woodland clearing in an unspoilt hamlet, known as Gatwick. It is surrounded by extensive areas of protected countryside designated as Green Belt, an Area of Outstanding Natural Beauty and an Area of Great Landscape Value. The villages of Shackleford and Elstead are both within 1.5 miles with local shops, pubs and schools, including Aldro School at Shackleford. Godalming is just over four miles with more extensive amenities, including St Hilary's School, Charterhouse and Priors Field, whilst Farnham is six miles. For commuters, there is access onto the A3 in 2.3 miles and Farncombe main line station (Waterloo 45 minutes) is 4 miles. Alternatively, for a more comprehensive train service, Guildford (Waterloo 38 minutes) is 7.5 miles. A bridleway adjoins the property and leads through to Cutt Mill Ponds, Puttenham Common and Crooksbury Common.



Description

Kingshott Cottage comprises a most attractive detached period cottage of Georgian origin with elevations of mellow brick and leaded light windows under a clay tiled roof. Typical of the period, the interior is full of character and, although now in need of some modernisation, there is scope to enlarge the accommodation, subject to the usual local authority consents. Apart from the addition of a small conservatory in recent years, the cottage has not been altered or enlarged for over 41 years and this is the first time that the property has been offered for sale within that period.

Situated close to the east elevation of the cottage, there is a charming small period barn that would be ideal for conversion to ancillary accommodation and there may also be potential to link it to the cottage (subject to planning). Beyond, there is a double garage, a greenhouse, a studio/home office and three log stores.

Kingshott Cottage stands in a delightful, sunny cottage garden with a large area of lawn, perfect for children's games. A section of the track in front of the cottage is within the ownership of the property and there is an area of former paddock, which could easily be fenced for a pony. In all the grounds extend to about 2.75 acres.

Being offered for sale as a separate lot, there is a parcel of adjoining woodland that extends to about 6.75 acres.

Directions

From Guildford, proceed south on the A3 for approximately 2.5 miles and turn off following the signs to Hurtmore and Shackleford. At the end of the slip road, turn right signposted Shackleford and after 0.2 mile turn right into Grenville Road. Proceed for just over 0.5 mile into the centre of Shackleford, continue past the Post Office store on the right and take the next turning on the left into Lombard Street. Proceed for 1 mile to the junction with Attleford Lane and carry straight on for a further 0.25 mile. Turn right into a track signposted Kingshott Cottage, continue past Gatwick End and Little Lombard and Kingshott Cottage will then be seen on the left. (Post code: GU8 6BH)





H976 Printed by Ravensworth 01670 713330



MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT

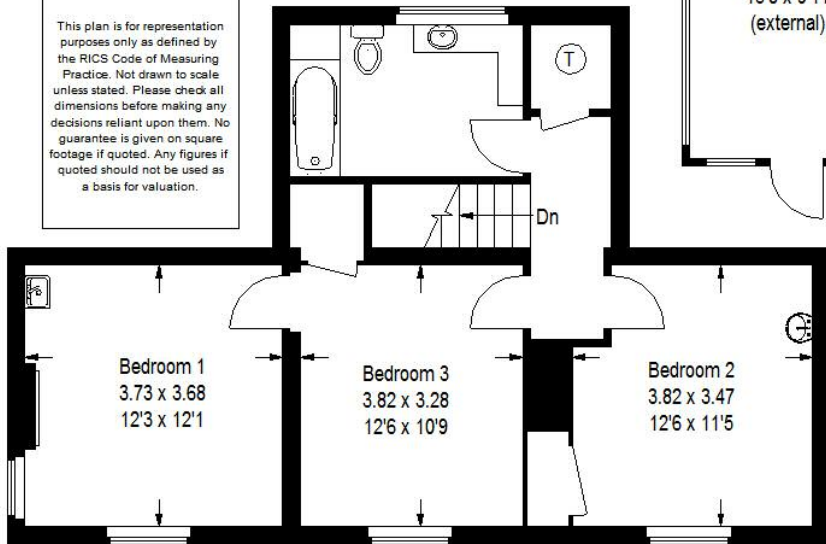
6 Quarry Street, Guildford, Surrey GU1 3UR • 01483 300300 • info@hillclements.com





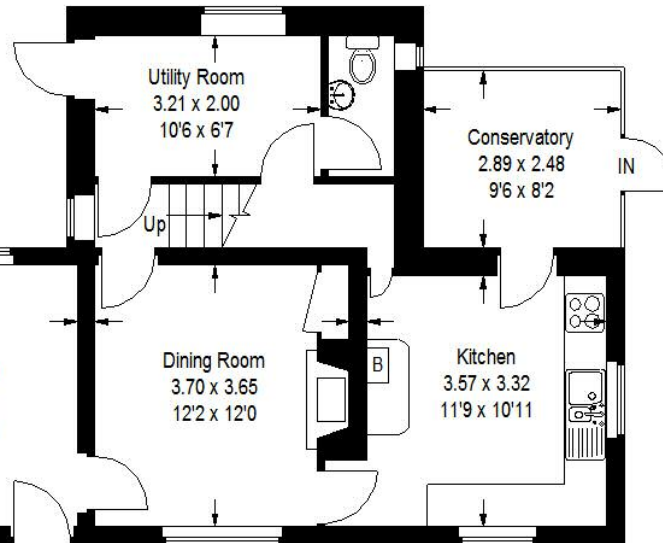
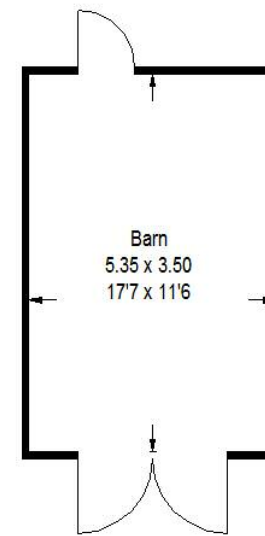
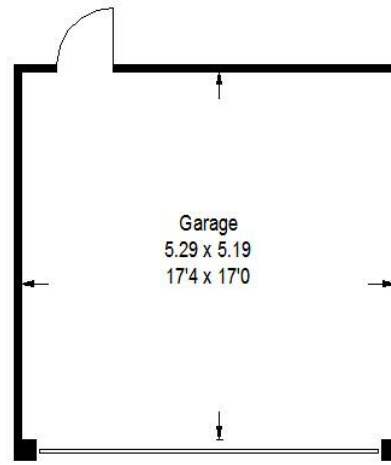
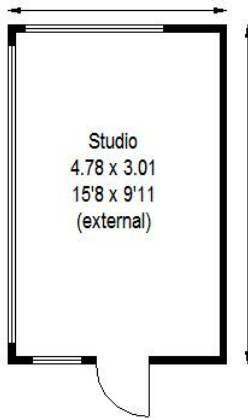
(Outbuildings not in position)

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.



First Floor

Approximate Gross Internal Area
 Ground Floor = 64 sq m / 689 sq ft
 First Floor = 57 sq m / 613 sq ft
 Garage = 27 sq m / 291 sq ft
 Barn = 19 sq m / 204 sq ft
 Studio = 13 sq m / 140 sq ft
 Total = 180 sq m / 1937 sq ft



Ground Floor

