

ALFOLD ROAD



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GODALMING, SURREY, GU8 4NP

A beautifully appointed country house on one of Surrey's most attractive small estates, with landscaped gardens, ancillary cottages, bluebell woods, pool and tennis court.

Available:

£12,000 PCM (Per Calendar Month)

House - Detached, 7 Bedroom, 5 Bathroom, 6 Reception, Furnished/unfurnished

Key Features

- Drawing room with large Inglenook
- Newly installed bespoke luxury kitchen by Indigo
- Two separate cottages included
- Sitting room, dining room, study
- Re-surfaced tennis court
- Swimming pool with pool house
- Principle Bedroom Suite with dressing room
- Six further bedrooms, two further bathrooms
- Boot room, utility, two cloakrooms
- In all 5 acres (further land and stables by separate negotiation)





THE PROPERTY

Description

A long and winding drive through the mature woodland and an array of substantial and very old Rhododendron bushes create a colourful atmosphere of enchantment and excitement for what lies ahead. The driveway opens to reveal Barnfield. One of the county's prettiest mid-century small country estates. Built in the traditional Surrey/ Sussex style, it is characterised by a wonderful oak framing with red brick infills, and part-hanging tile elevations, all under a clay-tiled roof.

Our clients have undertaken a significant refurbishment program, which has seen many modern and ingenious installations that future-proof this wonderful house for the foreseeable future.

The heavy oak studded front door gives way to a welcoming and opulent reception hall, from here the house comes alive with bright, creative interior design. The beautiful dining room, opulent sitting room, study, and cloakroom all lead from this central reception hall. The Drawing room is by far one of the many stand-out features of this magnificent home, with enough space for the largest of gatherings, a wonderful inglenook creates a characterful focal point, whilst the newly installed twin set of double doors flood the room with light and bring the outside in.

A newly installed bespoke kitchen by Indigo Kitchens has been beautifully crafted. With dual-tone cabinets, white stone worksurfaces, and an oversized central island creates a fabulous space to entertain and cook. With a fabulous array of cabinets, larder cupboards, a coffee station, bespoke draw units, and four oven Everhot range cooker, this really is a remarkable kitchen. Through changes made to the internal walls, a newly installed bar area coupled with the addition of new windows and double doors to the garden terrace all help to create the most superb entertainment space.

The first-floor bedroom accommodation is as grand and spacious as the ground-floor reception rooms.

The principal bedroom suite has been meticulously designed with a wonderful, vaulted ceiling, with a newly created dressing area and separate dressing room coupled with a newly installed luxury en-suite bathroom.

the upper floors also consist of 3 double bedrooms and a family bathroom, a play room and a guest wing with a further double bedroom and bathroom separate study

The magnificent gardens and grounds that surround the house are well-established and contain a wealth of mature shrubs and plants. To one side of the house lies a croquet lawn with a summer house and an apple orchard which in spring is carpeted with daffodils. On the other side of the house, is a large terrace, and approached by Yorkstone pathways is the swimming pool area.

The pool area enjoys an open-sided loggia/ pool house with a small



Location

Dunsfold is a charming small village surrounded by wonderful open countryside. The village boasts a beautiful thirteenth century church, a local shop with a post office, and a public house. Barnfield is opposite public access to Sidney Woods with bridal ways and walking paths.

The bustling village of Cranleigh provides excellent shopping for everyday needs including an M&S food store, whilst the country town of Godalming offers more comprehensive amenities, including Waitrose and Sainsbury supermarkets, and an ever-increasing array of restaurants.

Slightly further afield, is the County Town of Guildford with its famous cobbled high street, covered shopping precincts, and many of the leading stores. Recreational facilities are well catered for by the Yvonne Arnaud, and Electric Theatres, the G Live Arts Centre, a ten-screen Odeon cinema and the multisport Spectrum Leisure Centre and Surrey Sports Park. A series of footpaths and bridleways connect Dunsfold to the surrounding countryside, ideal for the walking and riding enthusiast, whilst golf is played at Cranleigh, Bramley, and West Surrey.

Excellent schools are plentiful in the area including Cranleigh, St. Catherine's, Charterhouse, The Royal Grammar School, and Guildford High, to name but a few.

Flexible available date

EPC E

Waverley Borough Council tax Band H (Main house) Band A (Lodge & Cottage)

A further 35 acres and stables shown in floorplan available by separate negotiation



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