



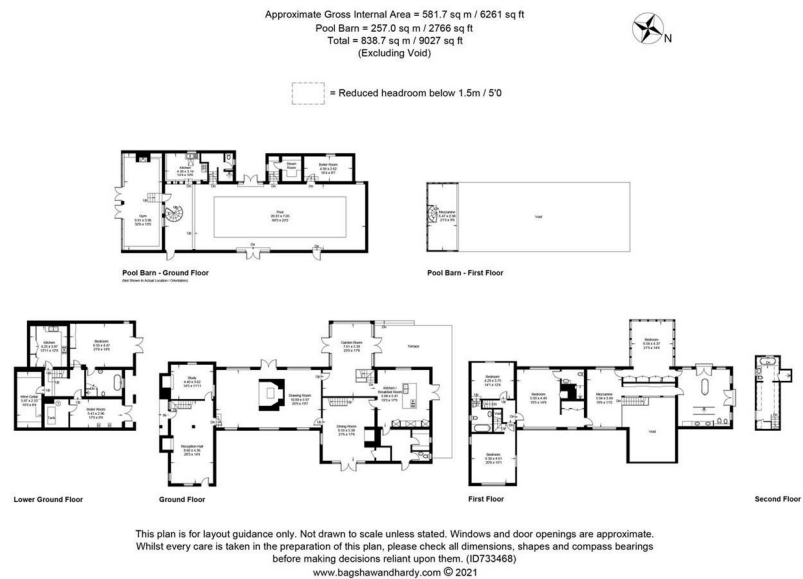
house.

Willinghurst Farmhouse
Willinghurst Estate
Shamley Green
Surrey GU5 0SU

In a stunning elevated position with breathtaking views over the Surrey Hills, a magnificent period home of exquisite quality

- Reception hall
- Sitting room, dining room, garden room and study
- Kitchen / breakfast room, larder, utility room, wine cellar and secondary kitchen
- Master bedroom with en suite bathroom
- 4 further en suite bedrooms
- Pool barn with pool, gym, steam room, shower room and kitchen
- Gardens, grounds, tennis court, lakes and woodland
- Full Fibre Gigabit broadband installed
- Ancillary staff accommodation can be available
- In about 38 acres

h.



Approximate total gross internal area: House 6,261 sq ft / 581.7 sq m; Pool Barn 2,766 sq ft / 257 sq m. Total 9,027 sq ft / 838.7 sq m (excluding Void).

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Local authority: Waverley Borough Council. Tel: 01483 523333.

Viewing: Strictly by appointment. Tel: 01483 266721.

www.housepartnership.co.uk



Importance notice: house, their clients and any joint agent give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. Any areas, measurement or distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consent and house, have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise.

