



GRADE II LISTED, HISTORIC GEORGIAN WING

THOMAS SHERIFF PLACE
HENLEY PARK, COBBETT HILL ROAD, NORMANDY, SURREY, GU3 2BZ

savills

Reception hall ♦ drawing room ♦ kitchen/breakfast room
♦ master suite with dressing room ♦ 4 further bedrooms
♦ 3 further bathrooms (2 en suite) ♦ utility room ♦ cloakroom
♦ double garage ♦ allocated parking ♦ private gardens
♦ in about 0.3 acres ♦ substantial communal grounds

Pirbright: 2.4 miles, Brookwood Station: 3.8 miles, Guildford: 5.7 miles,
Woking: 7 miles, Farnborough: 9 miles, Godalming: 9.3 miles,
Farnham: 9.7 miles, M25 (J10): 12 miles, London: 35 miles

Directions

From London, follow the A3 south and, after passing Guildford Cathedral on the left, take the next slip road onto the A31 and continue for 1.9 miles before taking the exit slip road for Puttenham. At the T junction, turn right towards Wanborough and immediately left onto Wanborough Hill that becomes Westwood Lane and continue for about 2 miles to Normandy. Turn left on the A323 then almost immediately right into School Lane and continue to the end. Turn right onto Pirbright Road, the A324, and continue for 1.8 miles before turning right onto Cobbett Hill Road. The gated entrance to Henley Park will be found, after 0.3 miles, on the right. Continue to the mansion where the property will be found towards the left.

Situation

Henley Park occupies an elevated, parkland setting, with distant views over woodland to the Hogs Back. Nearby, the historic village of Pirbright is the archetypal English village, with its village green and pond, two pubs, village hall, parish church, local butcher and community village shop. At Brookwood there is a Sainsbury's, whilst at Guildford and Woking there is a full range of shopping, sporting, leisure and cultural amenities. A fast and frequent train service from Brookwood offers journeys to London Waterloo from about 30 minutes and there is a more frequent service from Woking. Easy access to the A3, the M3 and M25, provides routes to London, Heathrow, Gatwick and Southampton airports, and the national motorway system.

There is a wide choice of schools within easy reach, including Pirbright Village Primary, Woodcote House, Hall Grove, Knowle Hill, Salesian College, Royal Grammar, Guildford High, Aldro, Frensham Heights, Charterhouse and Cranleigh. Recreational opportunities include golf at a number of clubs in the area, country sports at a number of local venues, as well as sport and leisure centres at Guildford and Woking. In addition, the surrounding countryside offers ample opportunity for walking, cycling and riding, with the garden gate giving direct access to walks.



Description

With origins dating back to Domesday, Normandy can trace its history back to the Conqueror, whilst Henley Park was part of the Royal Forest of Windsor as early as the 12th century. Understood to have originated as a hunting lodge, the mansion and estate at Henley Park developed under a succession of royal and noble owners until it finally passed into private hands around 1630. Rebuilt in the Georgian style, the property has seen a number of owners and uses over the years until its extensive restoration in 1998. Internally, the property offers elegant and spacious family accommodation over four floors, with all the comforts and conveniences required for 21st century family living, together with the characteristic features and style reminiscent of its origins. The secure situation and manageable grounds make the property ideal as a weekend retreat or a lock-up and leave base in a most idyllic and convenient situation.

Situated behind wrought iron, electric gates, Henley Park is approached over a long drive bordered by well-maintained communal lawns and woodland. There is a turning space and parking area to the front, whilst, to the rear, there is a detached double garage and two private allocated parking spaces. The private garden lies to the south and west of the property and comprises a secluded walled garden, with gravelled terrace and lawns with neatly tended borders. The lawns slope down from the terrace to the fenced boundary and an attractive backdrop of mature woodland.

Services All mains services. Gas-fired central heating.

Local Authority Guildford Borough Council. Tel: 01483 505050.

Fixtures and Fittings Certain fixtures and fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Viewing Strictly by appointment with Savills.

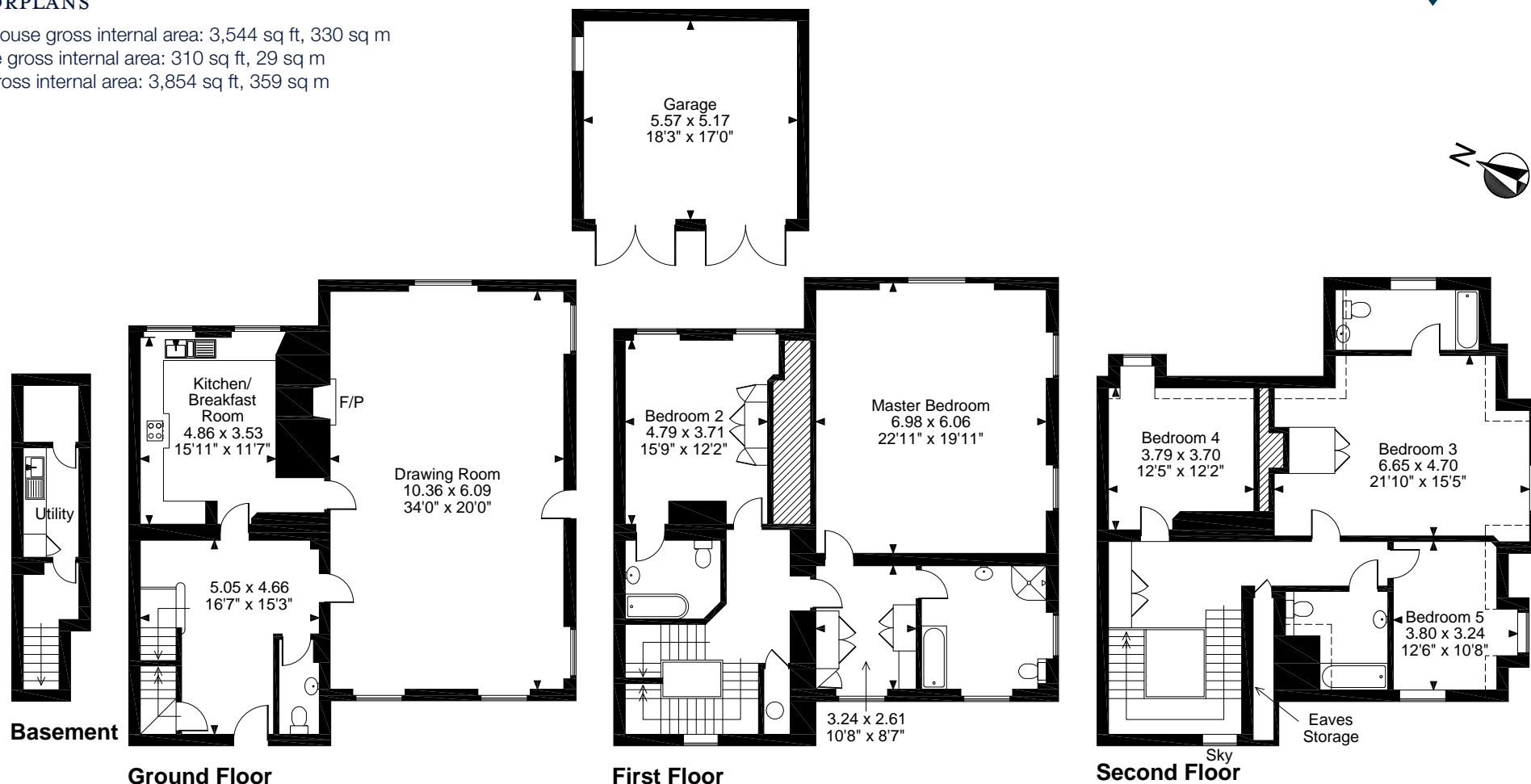


FLOORPLANS

Main House gross internal area: 3,544 sq ft, 330 sq m

Garage gross internal area: 310 sq ft, 29 sq m

Total gross internal area: 3,854 sq ft, 359 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8221338/NJD

Savills Guildford
guildford@savills.com
01483 796820

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: 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 or on behalf of their 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 statements or representations of fact. 2: Any areas, measurements or distances 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 regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.