



Willinghurst Estate, Shamley Green, Nr Guildford/Godalming, Surrey  
£11,500 pcm excl inclusive of gardening



Immaculate stunning Country House in elevated position on private estate with far reaching southerly view, 7 acres, swimming pool, tennis court and annex







**Term:** 12 months with the possibility of renewal  
**Contractual Residential Tenancy**  
**Part or Fully Furnished**  
**Flexible additional Annex accommodation, swimming pool, tennis court**

**Bedrooms - 6**

**Summary of Accommodation:**

Reception Hall  
 Sitting Room  
 Dining Room,  
 Kitchen/Breakfast/Family Room,  
 Study  
 Utility, Boot  
 6 Bedrooms  
 5 bathrooms

Flexible additional Annex accommodation

Approx 7 acres including walled garden with tennis court, swimming pool and garaging.

**Description:**

This magnificent country house originally built in the early 1900s to Philip Webb design has been renovated and restored in the past few years, and is presented to a very high standard. Set in an elevated position the principal rooms on both floors, together with the verandas and decking to swimming pool, enjoy far reaching southerly views.

The accommodation is light and flexible. The stunning Sitting Room has a wood burning fire and opens through to the Dining Room with it character period features. The spacious and very well fitted Kitchen/Breakfast/Family Room has oak flooring and French windows opening to the decked south facing veranda. Upstairs there is a very elegant Master Suite with private balcony and 5 further bedrooms and 4 bathrooms. There is a separate Study, very practical utility Boot Room with door to separable annex.

**Outside:**

The mature gardens and grounds extend to approximately 7 acres and are approached through the beautiful rolling countryside of the private estate with gravelled driveway. The well landscaped gardens

feature sweeping lawns and the original scallop topped walled garden provides a sheltered suntrap for the cordoned fruit trees, vegetable garden and tennis court with orchard and mature trees as a backdrop. There is a stunning decked area leading to the heated pool with magnificent southerly views, pool house with kitchenette and shower room.

The oak framed open barn provides garaging for two cars and a closed store with storage over,

**Situation:**

The Willinghurst Estate is within the rolling Surrey countryside with many footpaths, bridle paths and cycle routes.

Approximately 10 miles south of Guildford with its mainline London Waterloo service (35mins), Dorking and Godalming all with easy access. The villages of Shamley Green and Cranleigh, with their pretty and historic centres, provide good local amenities and there are many excellent private and state schools in close proximity. These include St Catherines School for Girls in Bramley, Long Acre in Shamley Green, Cranleigh School, Hurtwood, Charterhouse as well as a range of excellent schools in Guildford. The A3 for London and the coast, and the M25 are accessible nearby.

**Local Authority:**

Waverley Borough Council Band H - Tel: 01483 523500

**Availability:** Beginning of September

**White Goods:** Full Range

**Heating:** Oil fired

**Drainage:** Private Drainage

**Curtains/ blinds:** High Quality to principal rooms

**Broadband availability:** Available locally

**Mobile phone reception:** Most networks

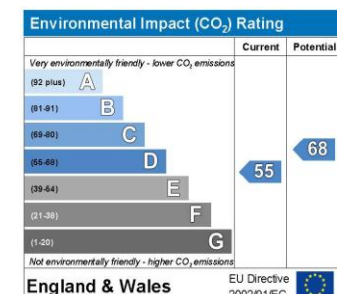
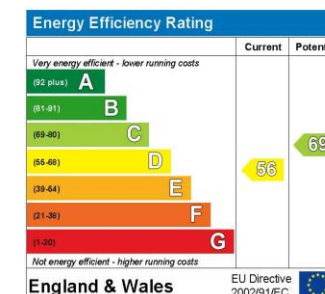
**Pets:** Well behaved pet considered

**Gardening:** Included

**Admin payment:** £390 for up to 2 people – other fees may apply; please contact The Country House Company

**Viewing**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy. Tel: 02392 632275 Email: [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)



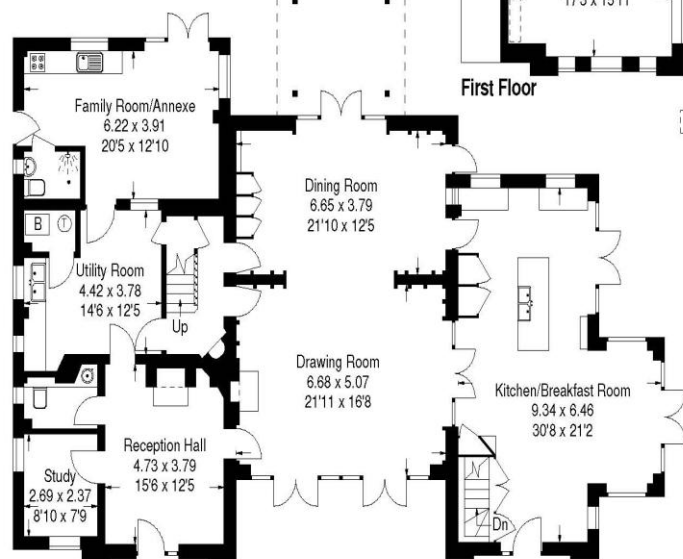
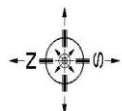




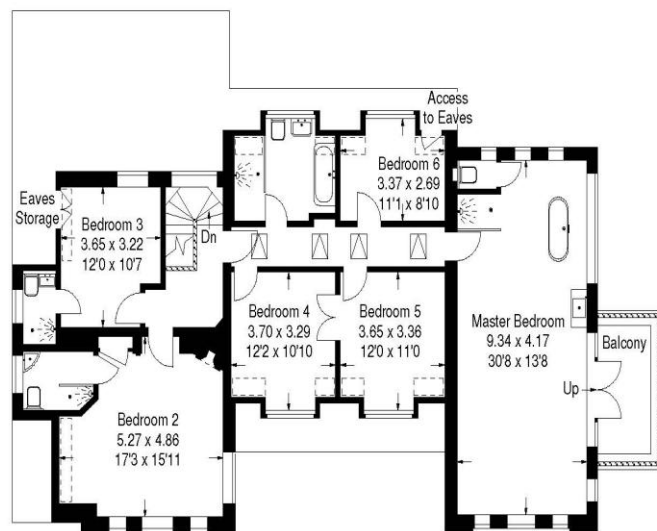


**The Garden House,  
Willinghurst Estate,  
Shamley Green**

Approximate Gross Internal Area :- 377 sq m / 4057 sq ft

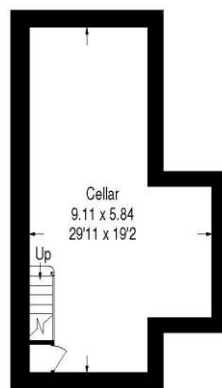


Ground Floor



First Floor

— = Reduced headroom below 1.5 m / 5'0"



Cellar

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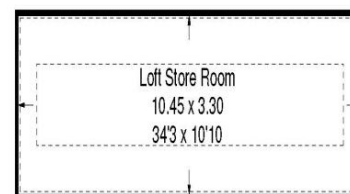
Approximate Gross Internal Area :-

Garage :- 84 sq m / 904 sq ft

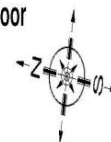
(Including Loft Store Room)

Stable Block :- 49 sq m / 527 sq ft

Pool House :- 22 sq m / 237 sq ft

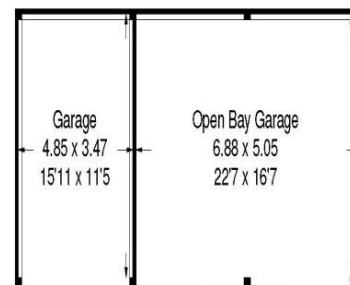


Garage First Floor

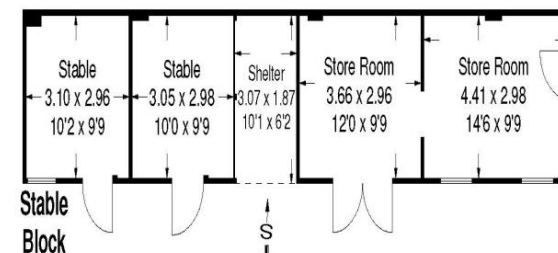


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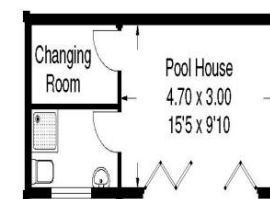
Outbuildings not shown in actual location/orientation



Garage Ground Floor



Stable Block



Pool House



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**Full EPC available on request  
See our Website for Disclaimer Details**





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