



Fine country residence set in the Surrey hills

Wethersell Farm, Horse Block Hollow, Cranleigh, Surrey GU6 7NJ

Freehold



Five bed detached house totalling 5467 sq/ft • large converted barn • small converted barn • four stable & tack room • paddocks • gardens & grounds • swimming pool

Local information

Wethersell Farm occupies an elevated position, in a designated Area of Outstanding Natural Beauty which includes some of the most beautiful countryside in the southeast. The house benefits from it's rural location yet is still within reach of Cranleigh village, with its excellent selection of local shops and services.

A complete wider range of shopping, leisure and cultural amenities are found at Guildford, where there is also a main line station offering a fast and frequent service to London Waterloo from approximately 33 minutes.

Cranleigh benefits from a very good selection of schools within reach, including Cranleigh preparatory and senior School (approximately 3 miles from Wethersell Farm), Hurtwood House, Longacre, Duke of Kent, St Catherine's, Guildford High School, Royal Grammar School, Lanesborough and Charterhouse.

Recreational opportunities include golf at several local clubs; Cranleigh's own Sport and Leisure centre; polo at Ewhurst; racing at Epsom and Sandown Park.

About this property

This property is available as a whole or as two lots.

Lot 1- House and grounds of about 2.5 acres

Lot 2- land of about 5.6 acres

Wethersell Farm is an impressive residence, thought to date back to the late 1800s. The Farm has impressive view to the south overlooking two counties and its own grounds. The farm consists of a main house, large converted barn, small converted barn, four stables and store room, paddocks, swimming pool and gardens of about 8.1 acres.

The main house has been modernised and enlarged by the current owners. This has created a wonderful blend of character features and elegant décor creating a highly desirable country home. The house is approached via a long sweeping drive which opens into an impressive courtyard. Feature beds and formal topiary combine beautifully with seasonal planting to create an attractive entrance to the house.

On the ground floor, the reception hall leads to dining room, which has front facing views, beamed ceiling and a brick open fireplace. The family room has bespoke media and display cabinetry and enjoys front facing views. The drawing room has a large bay window, feature fireplace and French doors opening on to the terrace. To the rear of the property is a kitchen/ breakfast room with bespoke Chalon kitchen furniture, Miele integrated appliances and 3 oven Aga. There is a large walk in larder and a large boot/utility room. A cloakroom completes this floor.





On the first floor there are five bedrooms. The spacious 25 ft main bedroom has double aspect views, built-in wardrobes and superb en suite. There are four further beautifully presented bedrooms (one with en suite wet room) and one bedroom currently used as a dressing room. A family bathroom completes this floor.

On the opposite side of the courtyard is a superb period barn with a raised terraced area with vine clad pergola and steps leading down to the swimming pool and sun terrace. The barn has an impressive vaulted reception area, media/cinema room, study, kitchen, and shower room on the ground floor and stairs from the study lead to a bedroom on the first floor. Adjacent to the house is a smaller barn, which comprises of a guest bedroom suite with shower room, hobbies room and wine cellar.

The grounds are a particular feature of Wethersell Farm. To the rear of the property is a large terraced area with sloping lawns surrounded by mature plants and trees including a magnificent selection of rhododendrons, Victorian style brick based plant house and an area currently used for fruit cages and vegetable garden. There is an attractive walkway paved with Indian sandstone leading from the courtyard down the side of the barn to the extremely pretty swimming pool area which also enjoys views over the surrounding countryside. For the equestrian there is a stable block comprising four loose boxes and a tack room and this overlooks the paddocks.

Tenure
Freehold

Viewing
Strictly by appointment with Savills





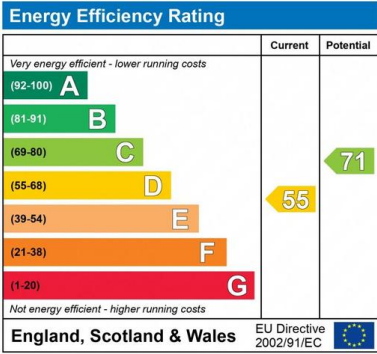




Approximate Floor Area = 2884 sq ft / 267.9 sq m
The Barn = 1386 sq ft / 128.8 sq m
Outbuildings = 1197 sq ft / 111.2 sq m
Total = 5467 sq ft / 507.9 sq m



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