



Substantial Arts and Crafts home set in 2.45 acres

Timbers, Norney, Shackleford, Godalming, Surrey, GU8 6AB

Freehold



Extensive living accommodation • Reception hall •
Three reception rooms • Five bedrooms (one en suite) •
Family bathroom • Triple garage • Swimming pool •
Gardens and grounds of circa 2.45 acres

Local information

Timbers is situated on the edge of Shackleford, a designated Area of Outstanding Natural Beauty. There is a village shop and Post Office, run by the local community, whilst a wider choice of shops and services is available at Godalming and Guildford. Shackleford benefits from excellent communications, with the A31 providing a direct route to Farnham and the West Country, whilst the A3 provides a direct route to London and Portsmouth and, via the M25, easy access to the airports and the national motorway network. Rail communications are also excellent, with mainline stations at Farncombe, Godalming and Guildford offering fast and frequent services into London Waterloo. There is an excellent selection of schools in the area, including Aldro, Barrow Hills, Charterhouse, Prior's Field, St Catherine's, King Edward's and Cranleigh. Recreational opportunities include sport and leisure centres at Guildford and Godalming and the surrounding area offers a wide variety of countryside for walking, cycling and riding.

About this property

Timbers is an attractive Arts and Crafts family home dating from 1930, the property enjoys a number of character features including wonderful proportions, beams, wall panelling and original fireplaces. The arched oak doorway opens to a porch and the welcoming entrance hall. Accommodation is well planned, there are three reception rooms,

a spacious and light sitting room with log burning stove, dining room with bay windows and a versatile playroom/ snug. The kitchen/breakfast room is well appointed with space for informal dining and has an adjoining boot room with access outside. An unusual and interesting feature of Timbers is the enclosed loggia accessed from the sitting room and dining room, this works wonderfully well as a sun room with a southerly aspect and delightful garden views. A staircase leads to an impressive galleried landing, the generous sized principal bedroom enjoys a pleasant aspect, fitted built-in wardrobes and an en suite shower room. There are four further bedrooms, a large family bathroom and a separate cloakroom. A particular feature of the property are the beautiful landscaped gardens and grounds which extend to circa 2.45 acres. There a number of specimen trees, an ornamental pond, vegetable garden and private woodland to the rear. The swimming pool with canopy is heated by solar panels with an adjoining decked terrace, complete with an all weather gazebo and fitted Bluetooth speakers. A York stone terrace runs the length of the house, perfect for entertaining in the summer months. The property is accessed via a sweeping driveway, there is a triple garage fitted with an EV charger, and ample parking for several vehicles. Above the garage is a large room which has the potential to convert, subject to the relevant permissions.





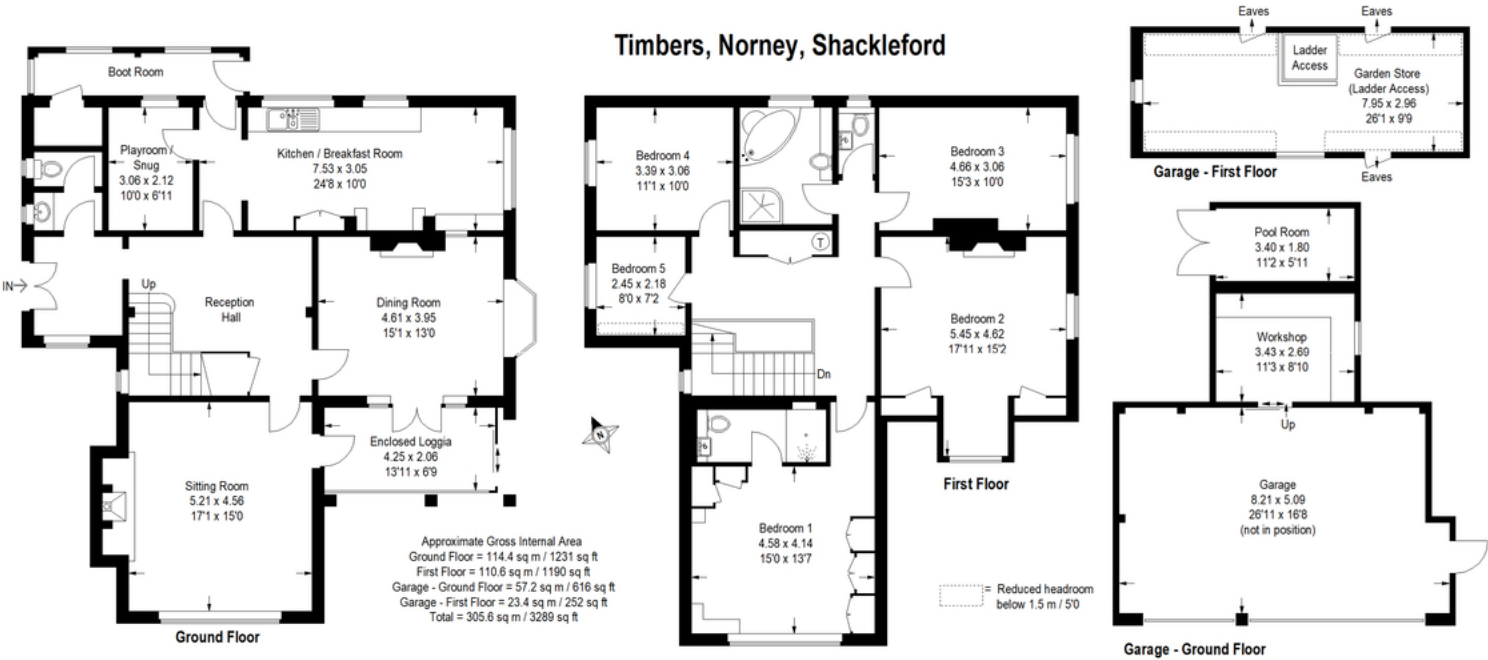
Timbers, Norney, Shackleford, Godalming, Surrey, GU8 6AB
Gross internal area (approx) 2421 sq ft
Outbuildings 868 sq ft
Total 3289 sq ft



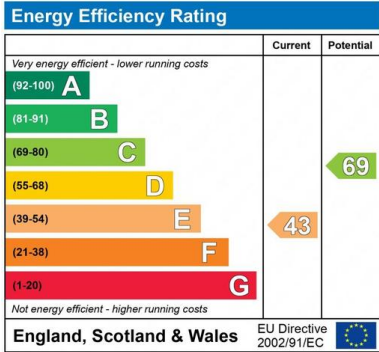
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