



## Luxurious barn conversion in sought after position

**The Granary, 7 The Barns, Shackleford, Godalming, Surrey, GU8 6BU**

£1,250,000 Freehold



Peaceful semi rural location • Fully refurbished throughout • Generous sitting room • Kitchen and utility • Principal bedroom with vaulted ceiling • Courtyard garden • Double carport and store

#### Local information

The Granary 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

The Granary is a stunning timber clad barn conversion situated in a highly regarded position on the edge of Shackleford village with an abundance of nearby footpaths and bridleways offering some of the most beautiful walks within the Surrey Hills. The Cyder House Inn is a well regarded pub which is within 500m of the property and is a

very popular spot in the local community. The current owners have completed an extensive programme of refurbishment during their ownership and the barn is beautifully presented with stylish interiors, an emphasis on quality finishes and immaculate presentation throughout. Measuring over 21 ft, the sitting room is a memorable reception room with French doors opening on to the courtyard garden. The kitchen is beautifully appointed with modern cabinetry, granite worktops, a butler sink and a Falcon Range cooker. The impressive principal bedroom can be found on the first floor. This fabulous room is generous in size with a vaulted ceiling, exposed original beams and filled with natural light from the skylight windows. The bedroom has been fitted with bespoke wardrobes and has the benefit of a large en suite bathroom with freestanding bathtub and a walk-in shower. Bedroom two can be found on the ground floor, again with modern en suite facilities and fitted wardrobes. A utility and downstairs cloakroom complete the accommodation.

The low maintenance courtyard garden is delightful, ideal for entertaining in the summer months. The Granary has its own double car port with a useful large attached storage space beyond. The property would be well suited for a downsizer or a second home / lock up and leave.





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**Gross internal area (approx)** 1344 sq ft

**Outbuildings** 244 sq ft

**Total** 1588 sq ft

**Savills Guildford**

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Approximate Area = 1344 sq ft / 124.9 sq m  
 Storage = 244 sq ft / 22.7 sq m  
 Total = 1588 sq ft / 147.6 sq m  
 Including Limited Use Area (4 sq ft / 0.4 sq m)  
 For identification only. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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