

BLACK ROCK MANOR

SANDHILLS • CODALMING • SURREY





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A TRULY MAGNIFICENT CONTEMPORARY HOME SET
IN SECLUDED GROUNDS WITH TENNIS COURT,
SWIMMING POOL AND STUNNING VIEWS.

Entrance hall | Family kitchen | Dining room | Drawing room | TV room/library

Principal bedroom suite with dressing room and en-suite bathroom
Guest bedroom suite with dressing room and en-suite bathroom | Three further bedrooms
Three ensuites | Laundry room | Study | Office/bedroom six with store room
and ensuite bathroom

Landscaped gardens
Tennis court | Heated swimming pool | Helipad
Summer house | Double garage | Storage | Garden shed

Set in circa 2.3 acres of gardens and grounds

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DESCRIPTION

Black Rock Manor has been beautifully decorated and designed with a semi open-plan flow of rooms together with individual living spaces providing both formal and informal spaces, depending on the occasion. This beautiful home offers the highest quality of finishes with an opulent interior concept that have been crafted to the perfect of detail.

With the house approached through electronic gates and a gravel drive, you are immediately struck by the sense of arrival to this home with the stunning landscaped gardens offering the upmost privacy in this most tranquil setting. There is plenty of parking and a two bay garage next to the house.

On entering the house there is a wonderful entrance hall with stone flooring and views towards the south facing garden. The lateral living at Black Rock Manor affords a real flow between the ground floor and first floor and the elegant sweeping staircase links these effortlessly. The luxurious main reception room with fireplace and triple aspect is a memorable room with exquisite attention to detail. Another notable feature of the property is the beautiful kitchen/family area, with doors leading onto the garden allowing natural light to flood in, providing a wonderfully light and bright space which is perfect for both formal and informal entertaining.



Together with four main reception rooms, the accommodation also provides a self-contained guest annex and a spectacular office/ sixth bedroom and meeting room/fifth bedroom with ensuite.

On the first floor, there are four exquisite bedroom suites, all of which are excellent sizes and an American style laundry room. The main bedroom features a deluxe ensuite bathroom, two dressing areas and lovely views over the landscaped gardens. The finest quality materials and fittings really highlight the architectural elegance and quality of this home.

There is a large terrace to the south with box hedging and an outdoor dining area beneath a pergola. There is a hard tennis court, and a spectacular elevated swimming pool area which has been designed with impeccable precision and seamless lines. There is another beautiful pergola, and well appointed summer house which functions as another sitting room, with stunning views across the grounds and surrounding Surrey hills. The southerly views from the garden, and the house, are exceptional, and the grounds have been cleverly designed allowing additional space for a helipad.







SITUATION

Black Rock Manor is located in Sandhills, one of the area's most sought after hamlets in the heart of the Surrey Hills, perfectly situated for access to London, the South Coast, Farnborough, Heathrow and Gatwick airports. Godalming and Guildford offer fast regular rail services to London Waterloo from about 35 minutes. Schools in the area include Charterhouse, Cranleigh, Guildford High School, The Royal Grammar Guildford, Priorsfield, Aldro, St Catherine's, St Hilary's, KES Witley and Godalming Sixth Form College.

The surrounding countryside and The South Downs National Park offers exceptional opportunities for riding, walking, and cycling through some of the county's most beautiful scenery. The local area offers a variety of excellent restaurants and hospitality experiences as well as recreational opportunities including golf at a number of local clubs, polo at Cowdray Park, racing and flying at Goodwood.





LOCAL AUTHORITY

Waverley Borough Council.

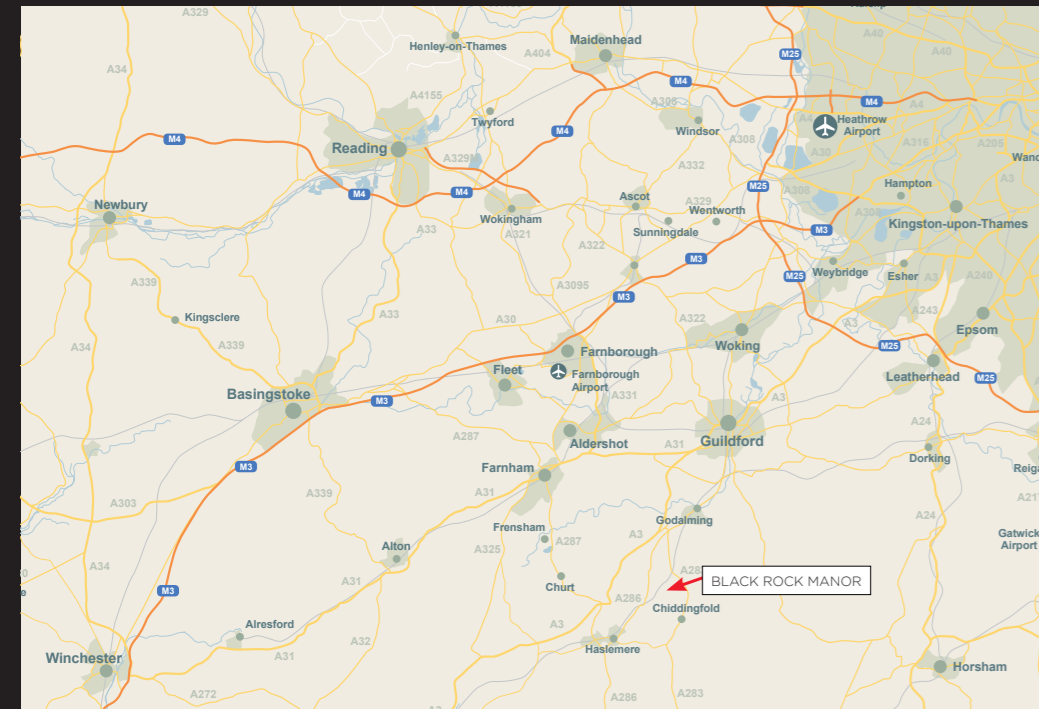
FIXTURES AND FITTINGS

Certain fixtures, fittings and furnishings i.e. fitted carpets, curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiation.

VIEWINGS

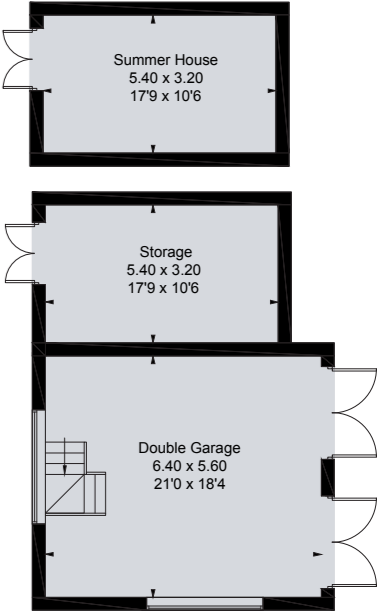
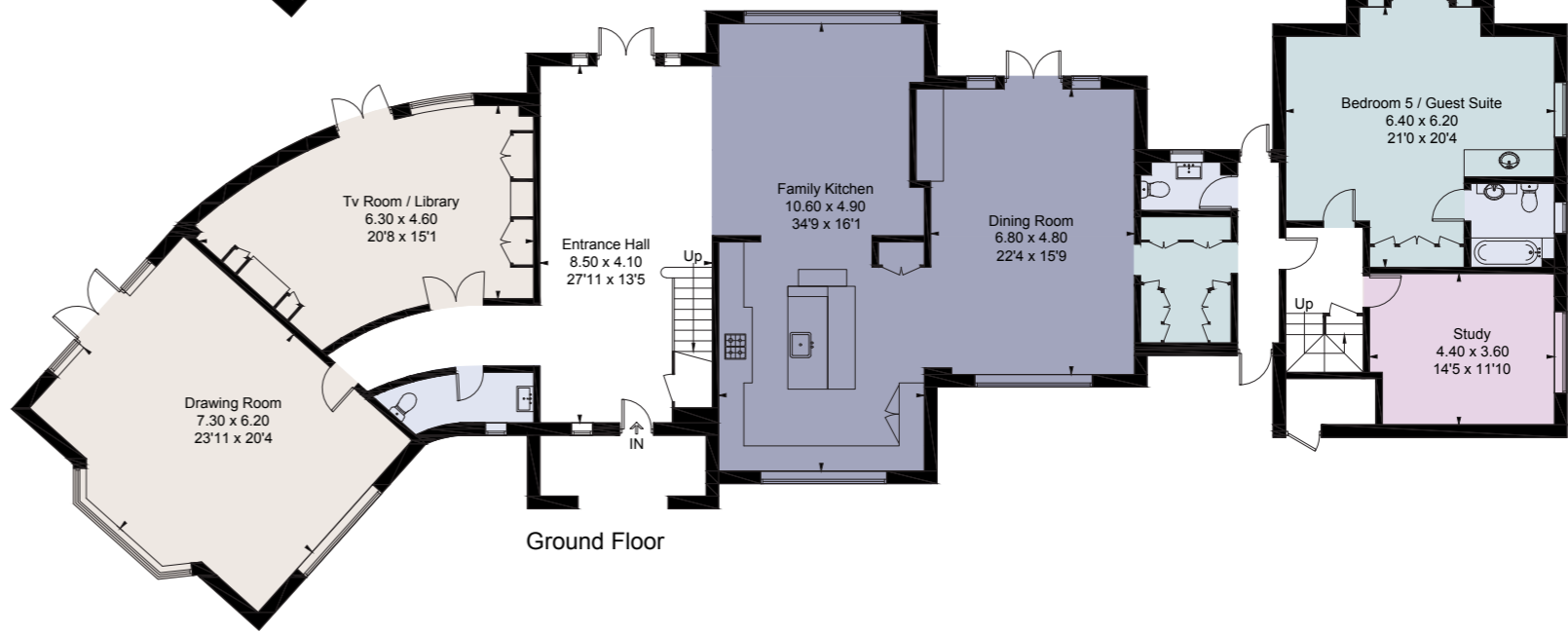
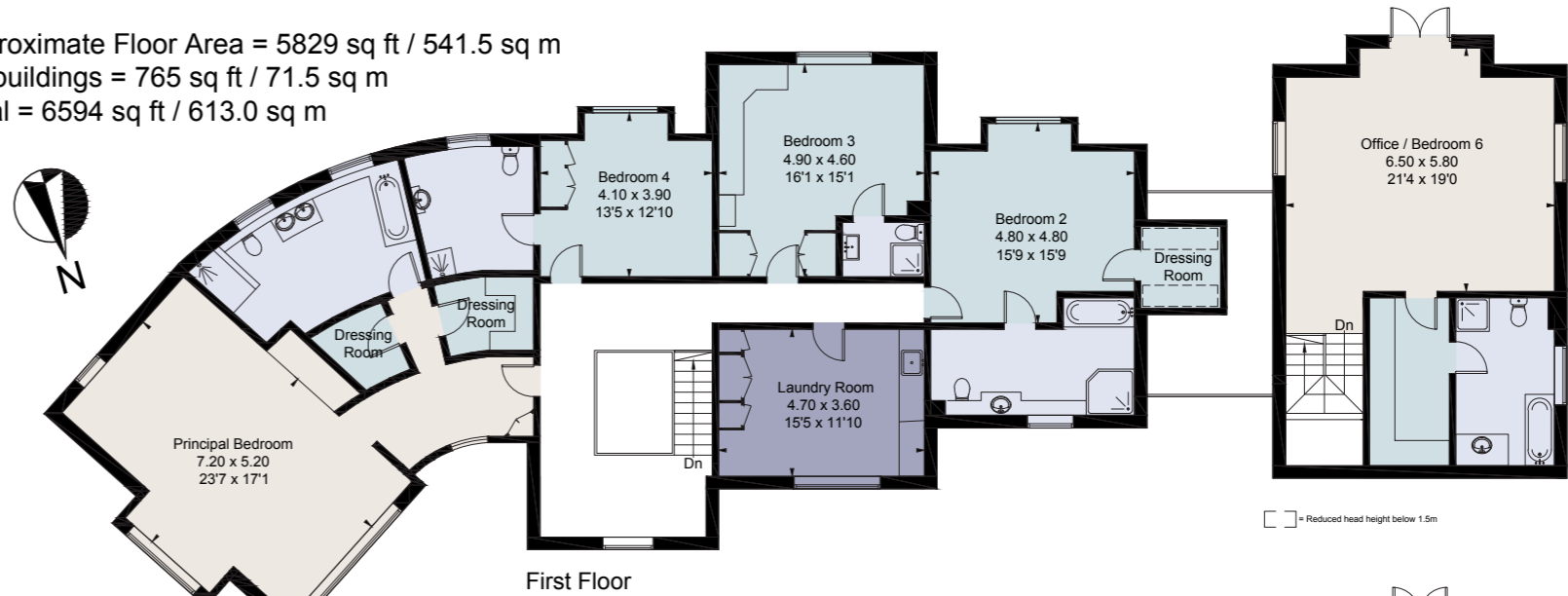
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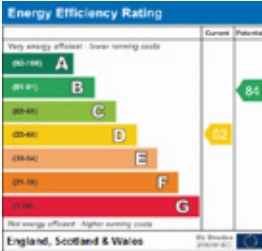




Approximate Floor Area = 5829 sq ft / 541.5 sq m
Outbuildings = 765 sq ft / 71.5 sq m
Total = 6594 sq ft / 613.0 sq m



(Not Shown In Actual Location / Orientation)



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