

NORNEY GRANGE

SHACKLEFORD • GODALMING • SURREY







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*An historic Arts & Crafts house by one of
Britain's most important architects.*

*Surviving almost entirely unaltered, in 21 acres,
Norney Grange is one of Charles Voysey's most
perfectly intact of all Voysey houses.*

ACCOMMODATION

Main House

Reception Room • Billiard Room • Drawing Room • Library • Terrace • Dining Room • Kitchen • Study
Utility Room • 2 x w/c • Scullery • Back Study • Wood Store • Coal Store • Games Room

Principal Bedroom with Ensuite • 10 Further Bedrooms • 2 Further Bathrooms

Stable Cottage

Kitchen • Sitting Room • Dining Room/Drawing Room • 3 Bedrooms • Family Bathroom
Downstairs w/c • 4 Stables • 2 Double Garages

Norney Lodge

Kitchen • Living Room • Sitting Room • Workshop • Family Bathroom • 2 Bedrooms

Gardens and Grounds

Gated Sweeping Driveway • Turning Circle and Ample Parking
Landscaped Gardens • Double Garage • Potting Shed

In all about 21 acres

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SITUATION

Norney Grange enjoys a particularly attractive and secluded location in the village of Shackleford and around three miles from Godalming town. Surrounded by its own extensive grounds it falls within The Surrey Hills AONB, Green Belt and designated Area of Great Landscape Value with the protection that implies.

Shackleford village has its own convenience shop and post office for daily needs within walking distance. There is also an excellent choice of shops and services in Godalming whilst Guildford offers a comprehensive range of high street shopping, leisure and cultural amenities. These include a variety of restaurants, two theatres, multiplex cinema, clubs and bars, the G-Live event venue and the Spectrum Sports Centre.

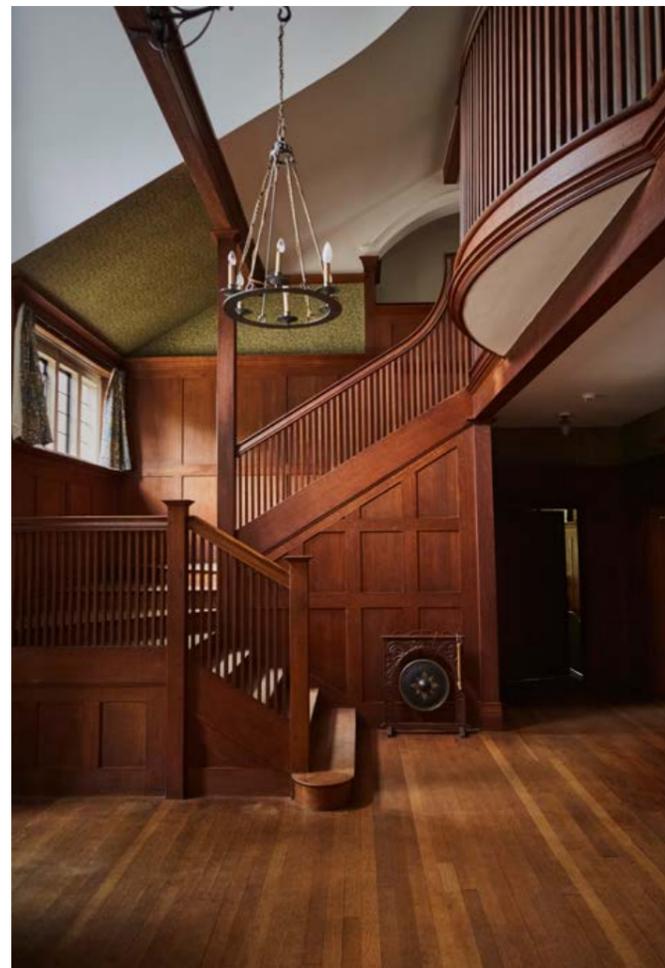
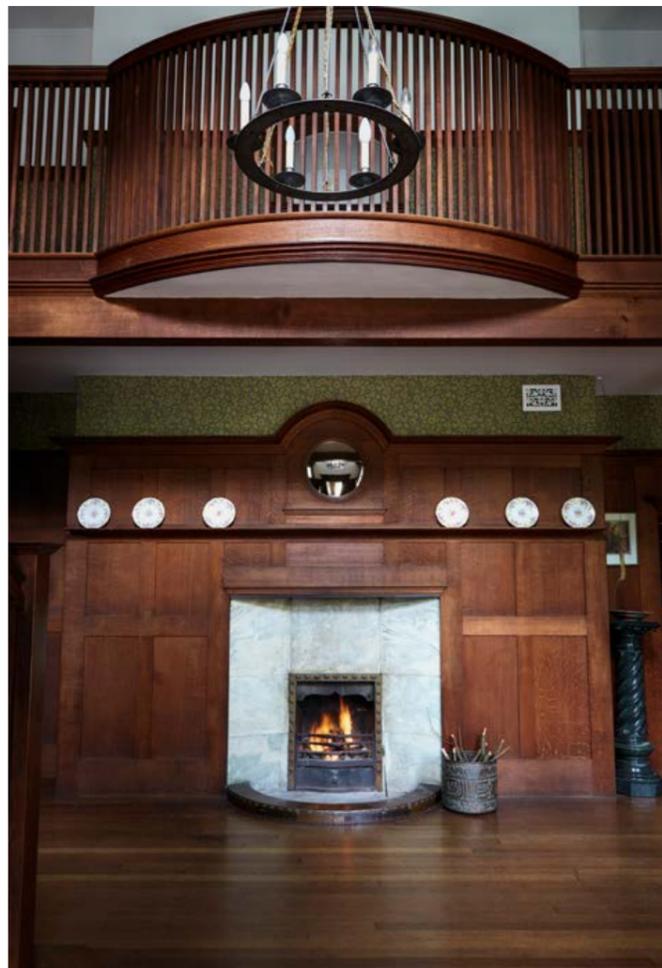
Norney Grange benefits from excellent communications. The main A3 trunk road provides a direct route to London and Portsmouth connecting with the M25 interchange at Wisley for access to the airports and the national motorway network. Rail

communications are also good with main line stations at Milford, Godalming and Guildford offering fast and frequent services into London (Waterloo).

There is a very broad choice of state and private schools in the area with the well regarded Aldro School right on the doorstep. Other good schools within reach include Priorsfield, Charterhouse, St Catherine's at Bramley, King Edwards at Witley, Cranleigh School and several others.

Recreational opportunities include several golf clubs, comprehensive sport and leisure centres at Guildford and Godalming. In addition, the surrounding area includes a wide variety of beautiful countryside for walking and riding.

Godalming 3.3 miles (5 km) • Guildford 5.3 miles (8km)
Heathrow Airport 27 miles (43km) • London 37 miles (59km)
(All distances are approximate)



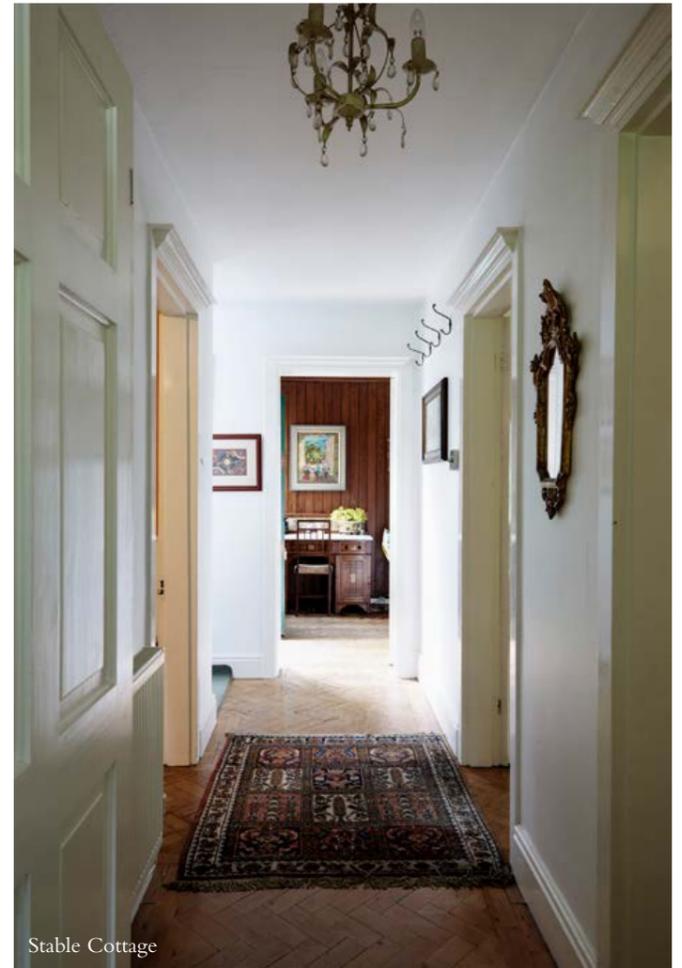
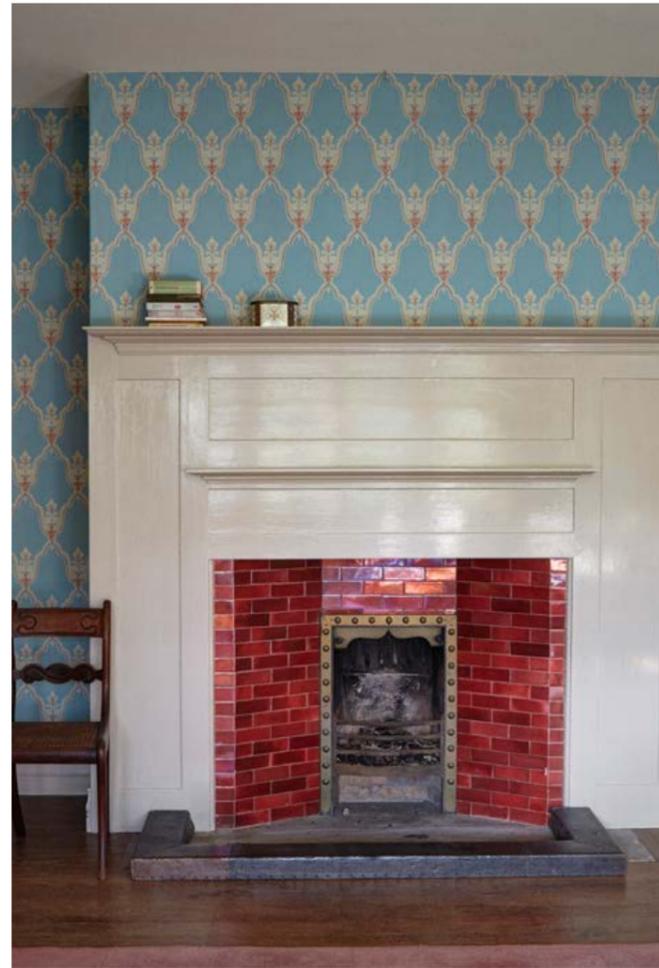
MAIN HOUSE

Norney Grange is a unique and historically important large country house which is reflected in its Grade II* listing status. Following the distinctive Arts and Crafts style of the period, the property was built in 1897 by the celebrated architect Charles Voysey for Canon William Leighton Grane of the Chichester Diocese.

With only three owners prior to the present occupant the house is remarkably preserved with a wealth of its original features and characteristics. Voysey's style was to design everything in impeccable detail and this is true from the elegant sweep of the roof gables to the Austrian oak staircase and panelling, individually crafted fireplaces, the simple and elegant window fastenings right down to door latches and heart-shaped key escutcheons.

For an aficionado of the Arts and Crafts period Norney Grange really is a dream come true and apart from a small extension to the domestic wing in 1904 it remains essentially unchanged from its original design.

The house is broadly divided into two parts following the lifestyle of the period with the larger and more impressive family accommodation on one side and staff accommodation and service areas on the other. Realistically for modern living some rearrangement, upgrading and decoration would be required but the property has enormous potential to provide a splendidly spacious and comfortable family home in a most convenient and tranquil location.



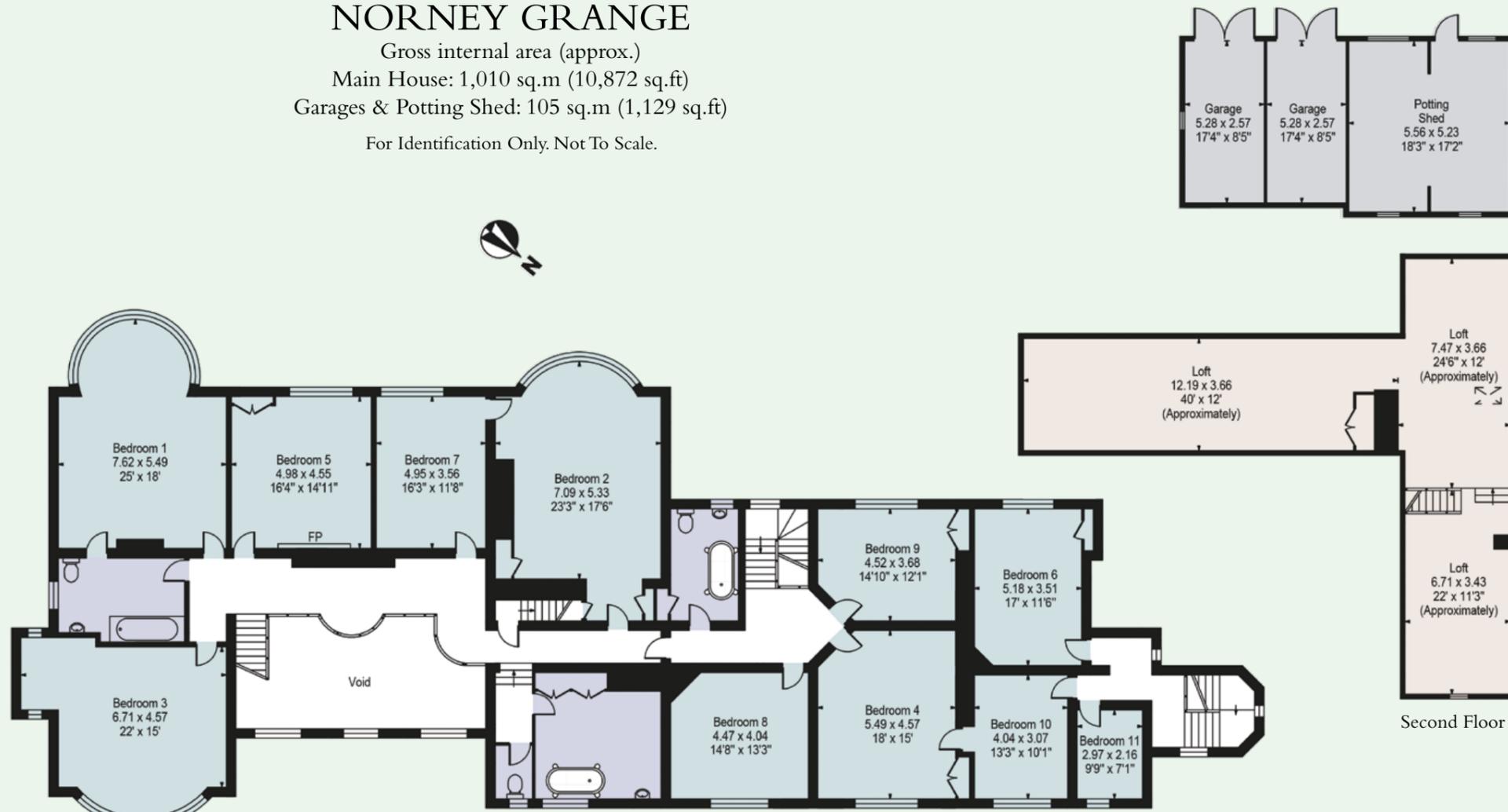
Stable Cottage



NORNEY GRANGE

Gross internal area (approx.)
 Main House: 1,010 sq.m (10,872 sq.ft)
 Garages & Potting Shed: 105 sq.m (1,129 sq.ft)

For Identification Only. Not To Scale.

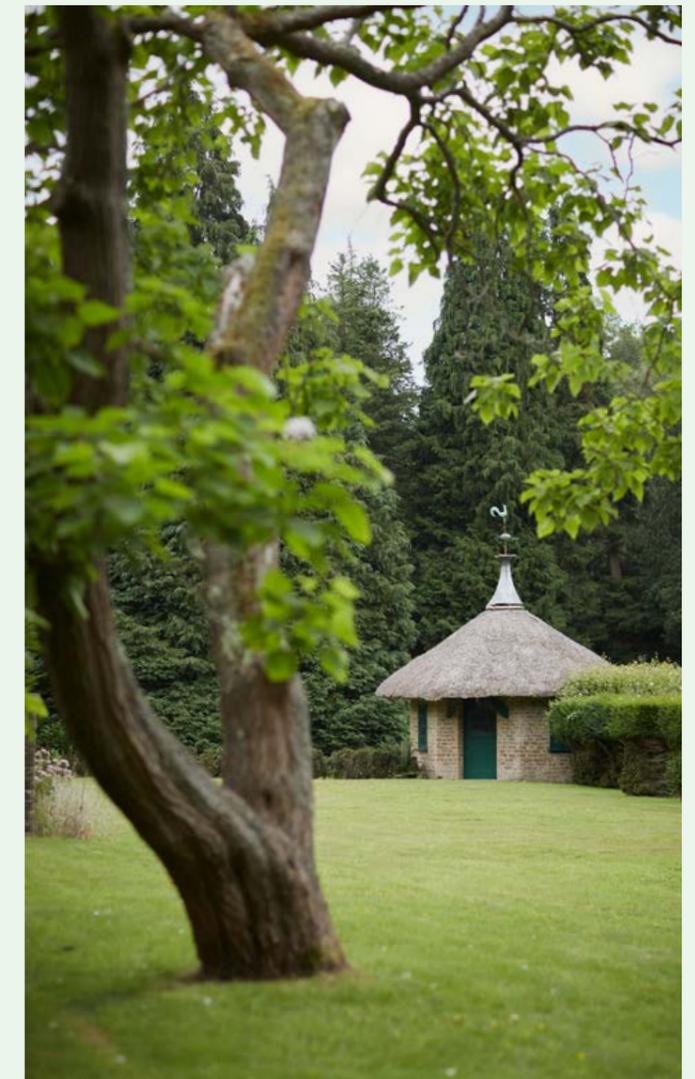


First Floor

Second Floor



Ground Floor



Julie Flower, Chair of Voysey Society

'CFA Voysey was a leading figure of the Arts and Crafts movement and his influence on architecture and design can be seen all around us to this day. His bold simplicity, respect for materials and playfulness in design, as well as a desire to create buildings and furnishings that are truly homely and comforting, give a universal appeal and timeless quality to his work. Norney Grange is one of the finest examples of Voysey's domestic architecture and has an important place in the architectural history of the period.'

ADDITIONAL ACCOMMODATION

The property benefits from two detached lodge cottages within the grounds.

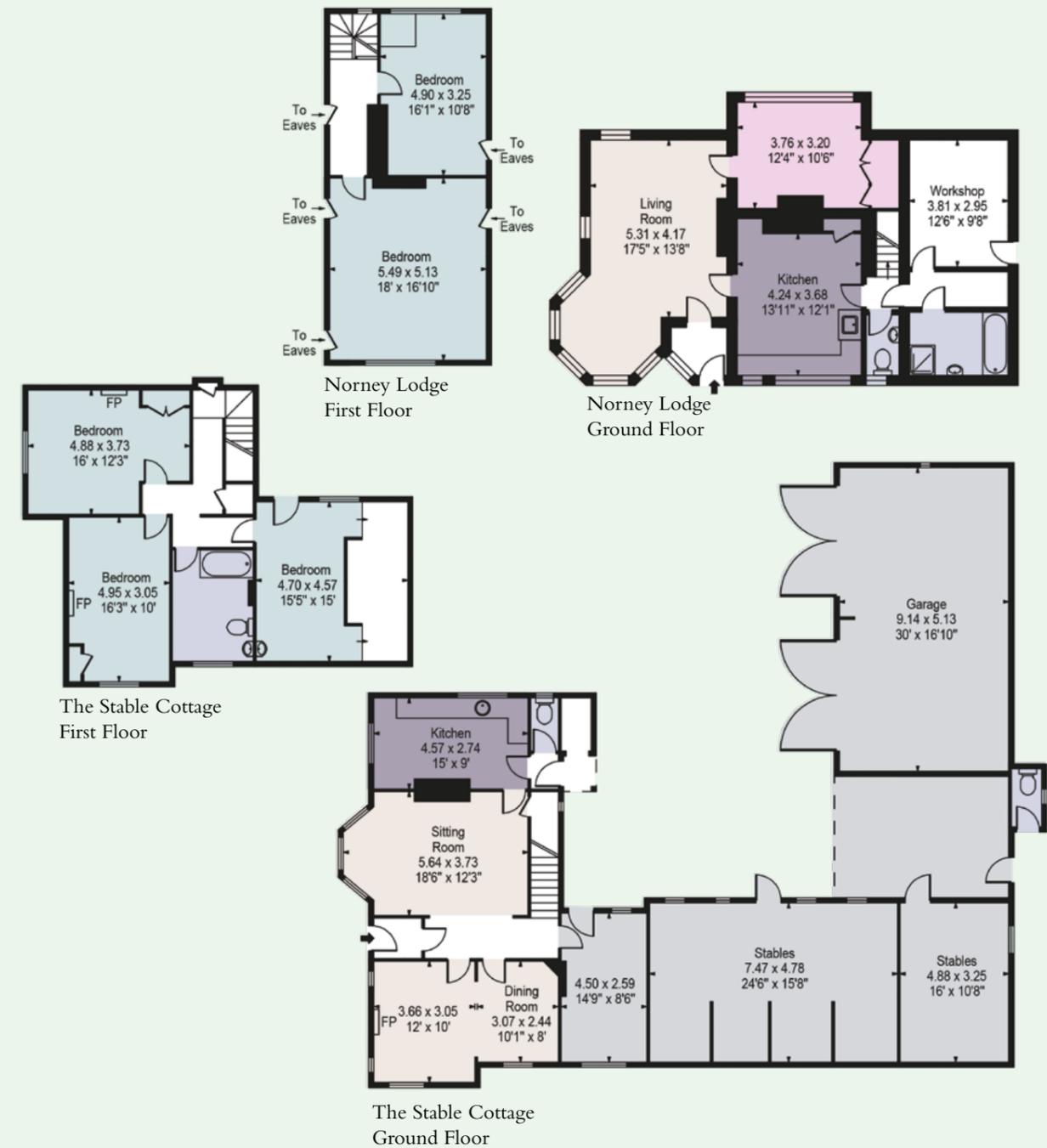


Norney Lodge



Stable Cottage

Gross internal area (approx.)
 Norney Lodge: 143 sq.m (1,547 sq.ft)
 The Stable Cottage: 205 sq.m (2,204 sq.ft)
 For Identification Only. Not To Scale.



NORNEY LODGE

Norney Lodge is an attractive and characterful two-bedroom property with two reception rooms, kitchen, bathroom, workshop and detached garage, Norney Lodge is accessed off the Elstead Road entrance.

STABLE COTTAGE

Stable Cottage provides three bedrooms, bathroom, kitchen and two reception rooms together with garaging for several cars and a stable block, Stable Cottage is the larger of the two cottages and is access of the Shackleford Road.

GARDENS AND GROUNDS

Norney Grange is approached from Elstead Road via a timber five-bar gate opening onto a gravel driveway that winds through woodland for 160 yards to arrive at a generous parking and turning area. The driveway then continues to Stable Cottage on Shackleford Road.

The gardens are also an important historical feature of the property having been designed by Voysey at the same time as the house.

Lying mainly to the south of the house the gardens comprise a formal layout of elevated terrace with attractive garden and woodland views, the lower lawn, summer house and a sunken garden with rectangular lily pond.

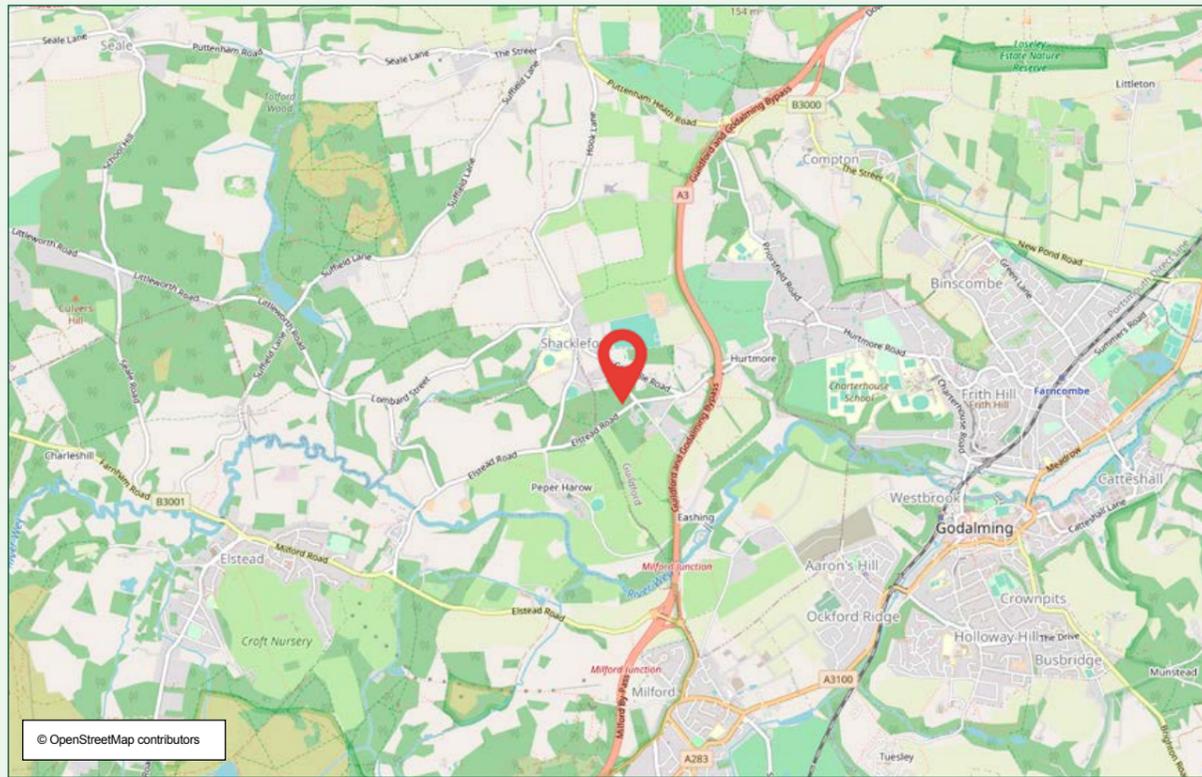
Beyond the formal area the grounds become even more interesting. Here the planting is a wonderful mix of native trees and shrubs cleverly interspersed with an exciting and exotic collection of trees sought out and brought to the garden from Asia by the botanist

and plant explorer Frank Kingdon Ward who was commissioned by former owner Herbert Le Marchant.

Although now in need of some maintenance, the gardens are a mass of colour at different season with bluebells and daffodils in the spring and banks of rhododendrons, through which the 'Kingdon Ward's walk' gently meanders. An enthusiastic gardener will love the prospect of bringing this beautiful and tranquil space back to its former glory.

In total the gardens and grounds extend to c.21 acres.





PROPERTY INFORMATION

Services

Mains electricity and water. Oil-fired central heating and private drainage

Postal Address

Norney Grange,
Elstead Road, Shackleford, Godalming, Surrey, GU8 6AY

Local Authority

Guildford Borough Council, Millmead, Guildford.
01483 505050

Fixtures & Fittings

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

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Details prepared: September 2021. Photographs: August 2021. Capture Property 01225 667287

Directions (GU8 6AY)

From London, follow A3 route south towards Guildford. Cross the M25 at Wisley and continue for 13.2 miles to take the slip road signed to Shackleford, Norney and Hurtmore. At the T junction turn right and continue under the A3 to the junction, Continue ahead which into Elstead Road. Follow this lane for 0.3 mile, over a crossroad and the lodge to Norney Grange will be found immediately on the right-hand side.

For users of the What three Words app, the reference is performed.strong.idea

Viewing

Strictly by appointment with Savills.

