

# SYDNEY LODGE

ALFOLD



savills



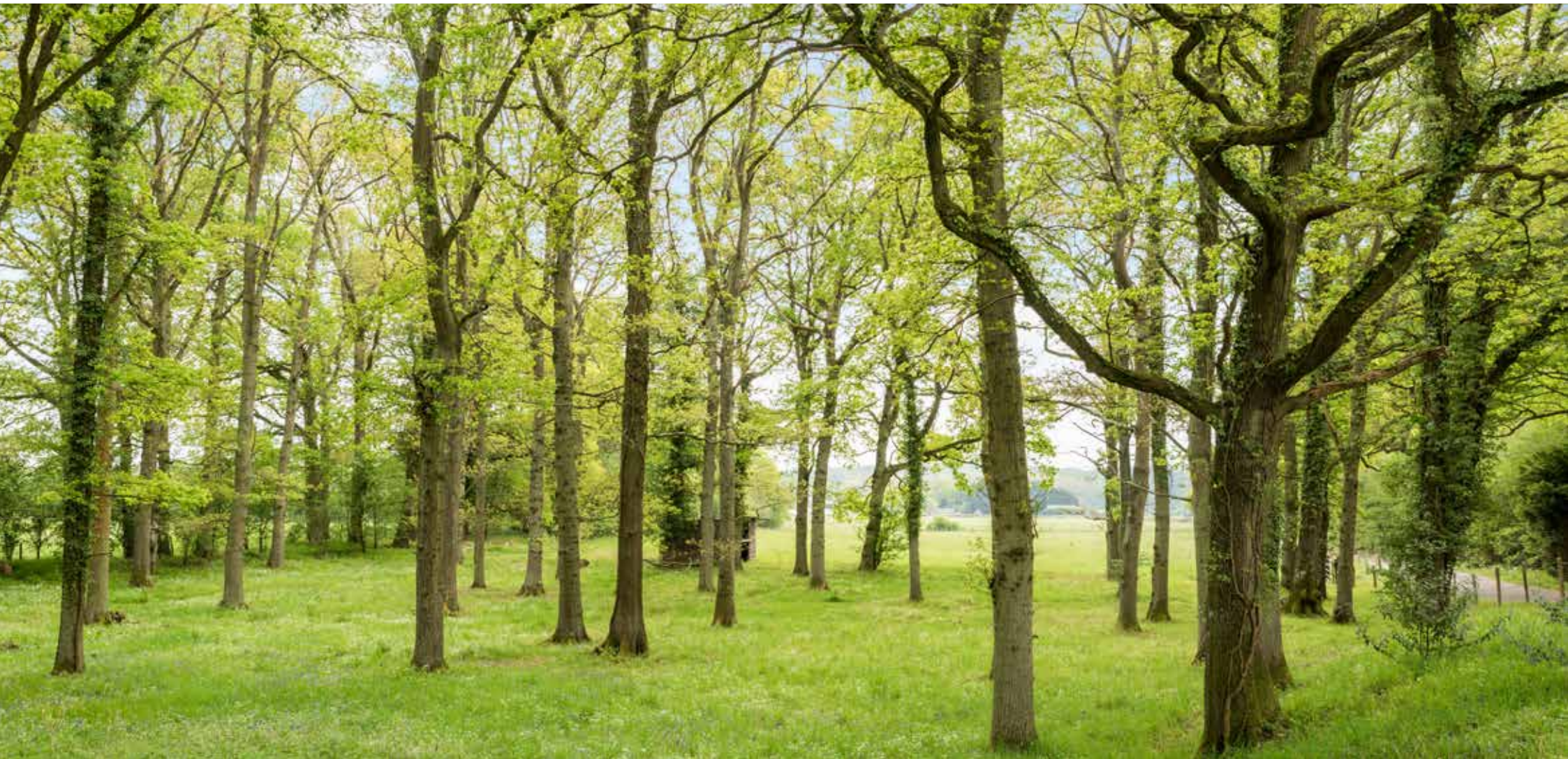
# SYDNEY LODGE

ALFOLD, CRANLEIGH, GU6 8EZ

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*Detached Victorian family home in a delightful sylvan setting with equestrian facilities*

Period home set within 3.5 acres ♦ sitting room ♦ living room ♦ dining room ♦ kitchen and utility room ♦ four bedrooms  
♦ gardens, paddock and woodland ♦ stabling with attached garage ♦ further double garage with store room above





### Description

Accessed towards the end of a quiet country lane surrounded by beautiful Sussex countryside, the property enjoys a most peaceful setting. Sydney Lodge is an attractive four bedroom family home with many period features throughout. Believed to date back to 1890, with a later addition in 1980, the property once formed part of the Sydney Manor Estate and was believed to have once been the country cottage of Noel Coward.

Upon entering through the porch the sitting room is the principal reception room with dual aspect and open fireplace. The sitting room leads to the two further reception rooms, an elegant dining room and living room with double doors leading on to the beautiful gardens.

The kitchen and generous utility room form part of the later addition to the house and provide access outside, there is also a ground floor shower room.

Upstairs, the accommodation is well proportioned and comprises four bedrooms. The master bedroom benefits from a dressing room and all rooms are wonderfully light with views overlooking the gardens and neighbouring woodland. The bedrooms are served by the family bathroom and separate lavatory.

Outside, the established gardens are delightful featuring areas of lawn, mature trees and well stocked flower beds and borders. There is a charming area of woodland, and located opposite the house are three stables with garage/store and a paddock.

A particular feature of the gardens and grounds is that a significant stretch of the Wey and Arun Canal (now disused but a significant feature of local historical interest) runs through the rear garden and through to the woodland and fields beyond.

A detached double garage with store room above is presently used for storage but has the potential to renovate or convert.





There are many great walks in the surrounding area with bridleways adjoining the property, notably there is access into the nearby Sidney Woods, 258 acres of mixed woodland and old parkland.

Sydney Lodge is well presented and the current owners have been in residence over fifty years, the property is now being offered to the market with an opportunity to further enhance and update.

#### **Situation**

Sydney Lodge occupies a high level of privacy and seclusion, the surrounding countryside is an attractive mix of open farmland and managed woodland with numerous rural lanes and bridle paths to explore.

Alfold and the nearby village of Loxwood comprise a thriving community with village school, hall, medical centre, church, pubs and Post Office/ general store and support a range of community events, activities, clubs and associations as can be seen from the village website at [www.loxwood.org](http://www.loxwood.org)

In addition to convenience shopping in the village a wider selection is available at Cranleigh. Here the range includes supermarkets, banks, restaurants, weekly market and speciality shops to choose from. The full range of high street shopping, leisure, and cultural amenities is available at Horsham and Guildford, where there are also main line stations offering fast and frequent services into London (from 35 minutes at Guildford).

The area benefits from a wide choice of schools including Loxwood Primary, Pennthorpe, Nanhurst, Cranleigh School and St Catherine's at Bramley among many others. Recreational opportunities include golf at a number of clubs in the area. There are also multi-activity sport and leisure centres at Billingshurst, Cranleigh, Horsham and Guildford and country sports at a number of local venues.

#### **Tenure**

Freehold

#### **Services**

Mains water and electricity. Private drainage.

#### **Postal Address**

Sydney Lodge, Alfold, Cranleigh, GU6 8EZ.

#### **Important Notice**

Photographs taken April 2019.

#### **Local Authority**

Waverley Borough Council – 01483 523 333.

#### **Fixtures & Fittings**

Certain fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

#### **Agents Note**

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

#### **Energy Performance**

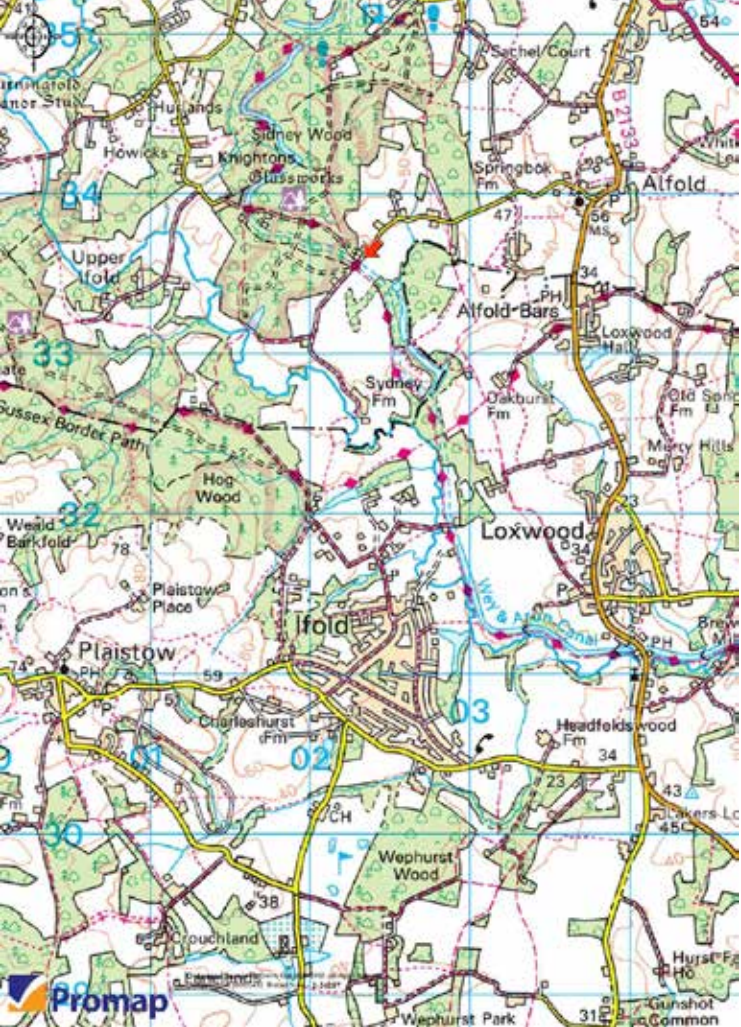
A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.











## FLOORPLANS

Approximate IPMS2 Floor Area = 173.2 sq m / 1864 sq ft

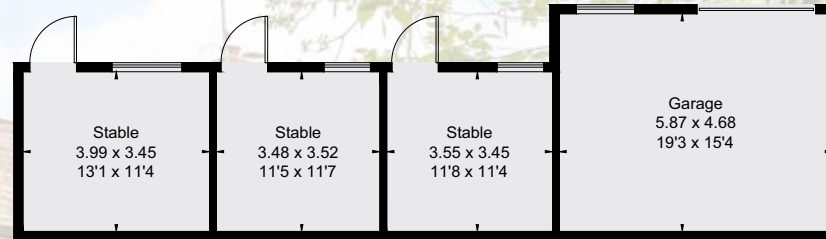
Garage = 52.9 sq m / 569 sq ft

Stable Block = 67.2 sq m / 723 sq ft

Limited Use Area = 14 sq m / 151 sq ft

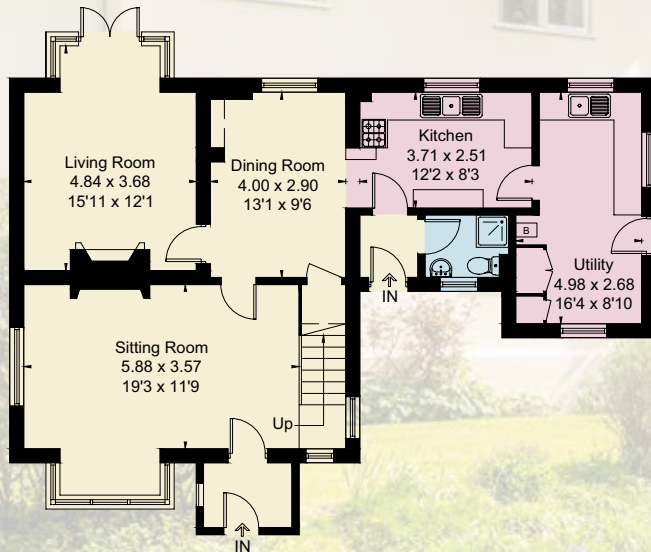
**Total = 307.3 sq m / 3307 sq ft**

= Reduced head height below 1.5m

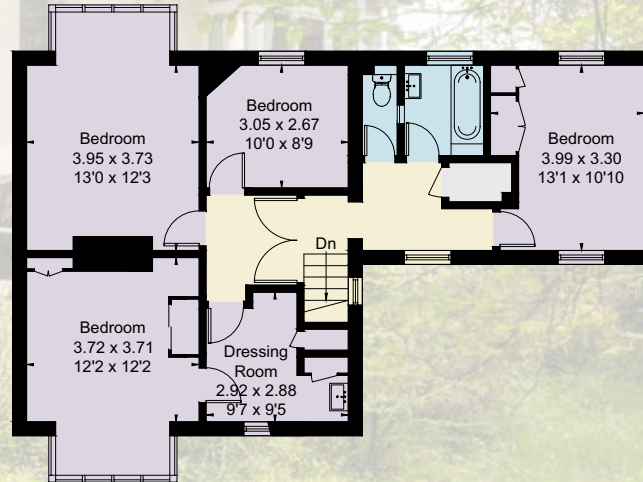


**Stable Block**

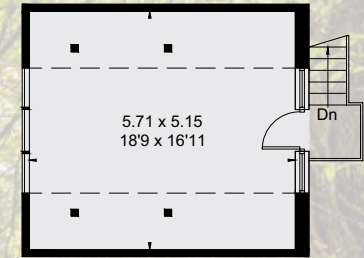
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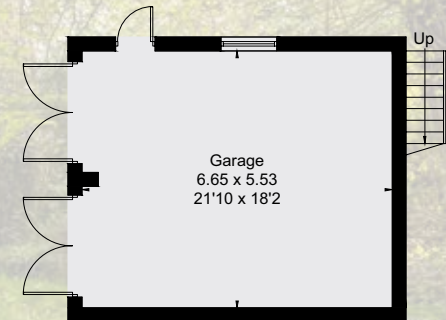
**Ground Floor**



**First Floor**



**Garage - First Floor**



**Garage - Ground Floor**

(Not Shown In Actual Location / Orientation)

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