

Little Granton, Grenville Road | £795,000

Shackleford | Godalming | Surrey | GU8 6AX

warren
powell-richards



Little Granton, Grenville Road

Shackleford, Godalming, Surrey, GU8 6AX

£795,000 Freehold

- Godalming town centre 1.5 miles
- Godalming mainline train station 2.7 miles
- Farncombe mainline train station 2.6 miles
- A3 0.4 miles
- M25 13.6 miles

A spacious wing with large 290 foot garden and requiring modernisation

- Kitchen/breakfast room with AGA
- Dining room with space for large dining table and chairs
- Dual aspect sitting room with doors on to the rear garden
- Family room/bedroom 4 with adjacent shower room
- Three further bedrooms on the first floor
- Family bathroom, currently with shower cubicle
- Large 290 foot rear garden mainly laid to lawn

DESCRIPTION

Believed to date back to 1881 when called Burdon Hall, the house has been sympathetically divided in to two wings, Granton House and Little Granton. Little Granton is being sold for the first time since its division from the main house and offers the opportunity to improve and alter subject to the usual consents. The ground floor accommodation comprises a kitchen/breakfast room with double AGA, adjacent dining room, large entrance hall with cloakroom, sitting room with dual aspect and doors leading to the rear garden, and a downstairs bedroom with en-suite wet room. Upstairs are 3 double bedrooms, one currently being accessed from another, along with the family bathroom with shower cubicle. The gardens are a beautiful feature and extend to around 290 feet. They are primarily laid to lawn with mature borders flanking the sides. To the front is a large graveled driveway as well as a small copse which the sweeping driveway leads through. The whole house does require updating which offers any prospective buyer the opportunity to put their own mark on the house.



LOCATION

Shackleford is a charming village retaining considerable appeal in a rural yet convenient position around 2 miles south of Godalming. The surrounding countryside lies within the Green Belt and offers wonderful views across gentle rolling hills.

There is a well-respected public house, village shop and Post Office, run by the local community, whilst a wider choice of shops and services are available in 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 main line stations at Farncombe, Godalming and Guildford offering fast and frequent services into London Waterloo.

There is also a good selection of schools in the area, including Aldro (in the village), Barrow Hills, Charterhouse, Prior's Field, St Catherine's, King Edward's and Cranleigh. Recreational opportunities include sport and leisure centres at Charterhouse, Guildford and Godalming and the surrounding area offers a wide variety of countryside for walking, cycling and riding.

DIRECTIONS

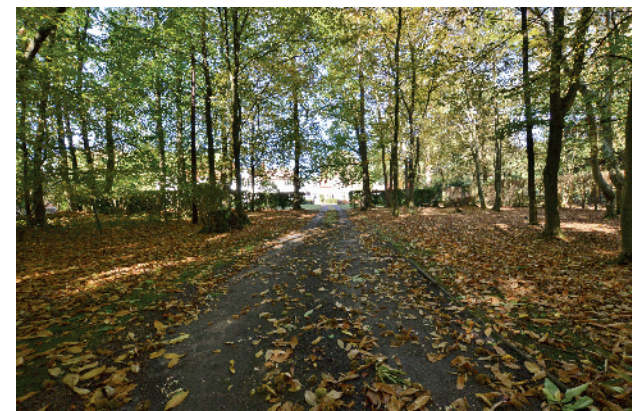
From Flambard Way, turn into Station Road. Follow the road, then turn left just before the Church into Borough Road. At the end of Borough Road, turn left and continue up Charterhouse Road to the mini roundabout. Turn left into Hurtmore Road then continue along passing the Peugeot car garage. On the right hand bend turn left to continue along Hurtmore Road which becomes Elstead road. After 0.9 miles turn right in to Grenville Road where the house is then found on the right hand side.

COUNCIL TAX

Waverley Borough Council. Council Tax Band F
(Correct at time of publication and is subject to change following a council revaluation after a sale)

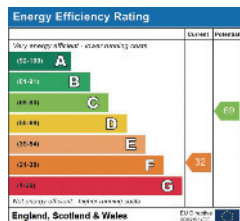
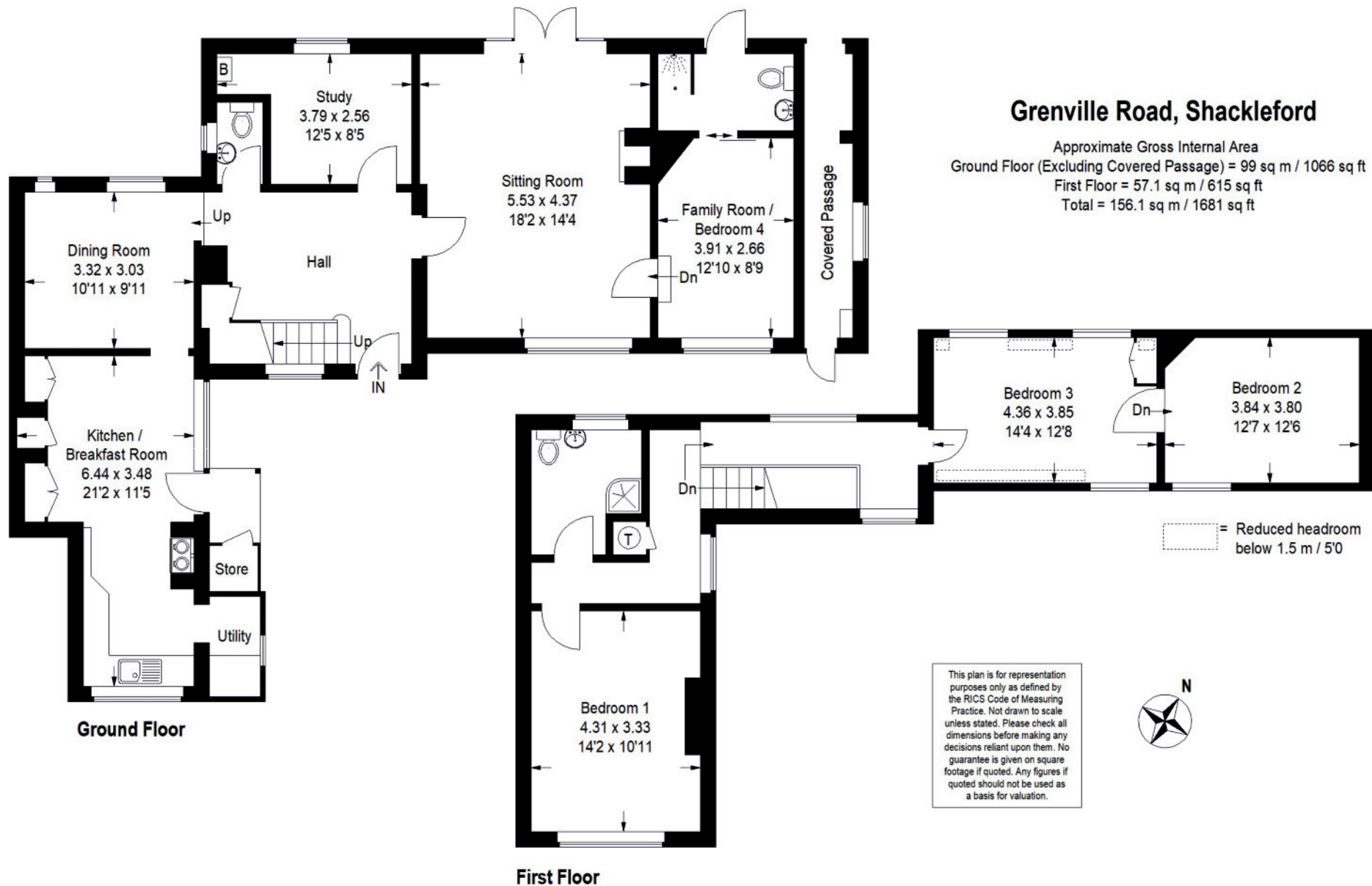
SERVICES

Oil heating and private drainage



Grenville Road, Shackleford

Approximate Gross Internal Area
 Ground Floor (Excluding Covered Passage) = 99 sq m / 1066 sq ft
 First Floor = 57.1 sq m / 615 sq ft
 Total = 156.1 sq m / 1681 sq ft



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