



Monkshatch, Guildford GU3 1DL



**COLLINS**  
Independent Estate Agent





## Monkshatch Guildford GU3 1DL

Asking price £1,125,000  
Freehold

Dating from the 1850's, in an area of outstanding national beauty, The Old Stables is a remarkable period home featuring breathtaking countryside views on the southern slopes of the North Downs. This hidden and almost secret location is made up by a cluster of homes forming this unique community. Features include the enclosed carriage archway that now forms the dining area and the original clock tower at roof level. The property has undergone several phases of renovation and modernising but there is still plenty of scope for the next owner to truly put their mark on this one of a kind home. Outside you will find the garden to the front with ample parking, a private courtyard garden to the rear with rolling countryside views and a separate paddock of around 2.4 acres. Two large timber storage sheds ample space for an oak framed garage and store is possible, subject to usual consents.

\* Note- Oil fired central heating, Private water supply, Gas Cylinder for Hob, Private Treatment plant for waste water, Mains electric. Monkshatch is a private estate with rights of way for residents and maintenance of private water supply. Further details on request.

- Far reaching views on private Monkshatch estate
- Three double bedrooms, two bathrooms
- Three receptions, large kitchen/diner
- Large store, Porch, Cloakroom
- 2.4 Acre paddock, West backing rear garden, Stunning walks and bridleways
- EPC - E
- Council Tax - F







\* 3 Miles to Guildford mainline station (Google quotes 9 minutes by car)

\* 0.9 Miles to Watts Gallery

\* 0.3 Miles to Greyfriars Winery

The property is best approached off the A31 Guildford to Farnham by pass. Leaving it is best to join the A3 to Guildford opposite Down Lane. Access can also be gained from Down Lane to the Monkshatch estate.



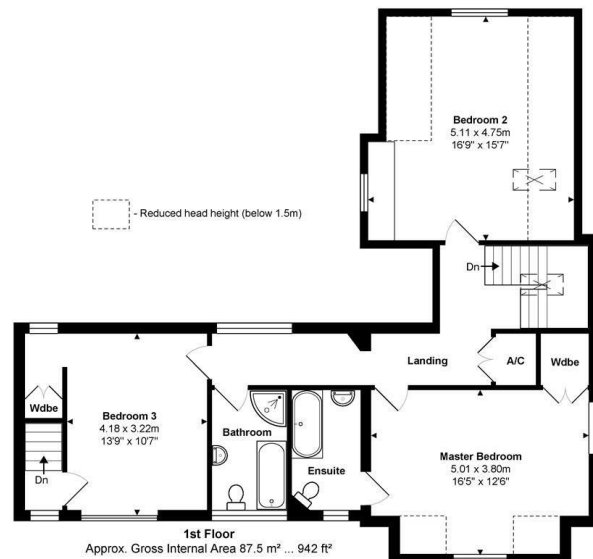
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Total Approx. Gross Internal Area 204.6 m<sup>2</sup> ... 2202 ft<sup>2</sup> (excluding outbuildings)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.