

HOUND HOUSE ROAD

SHERE • GUILDFORD

HOUND HOUSE FARM

HOUND HOUSE ROAD, SHERE, GUILDFORD, SURREY, GU5 9JH

Occupying a wonderfully private and elevated position amid the rolling countryside of the Surrey Hills, this enchanting four-bedroom period farmhouse is one of those homes where the setting is every bit as special as the house itself. Tucked away along a quiet country lane just to the south of Shere, the property enjoys far-reaching views across the surrounding landscape towards the North Downs, with approximately 2.3 acres of gardens and paddocks creating an exceptional sense of space, peace and seclusion.

Approached along a long private driveway, the farmhouse gradually reveals itself within its mature cottage gardens, immediately giving a feeling of having escaped into the countryside. Despite the wonderfully rural surroundings, Shere is close at hand, making this a particularly appealing proposition for anyone wanting the tranquillity of country living without feeling isolated.

The house itself has all the warmth and character one would hope to find in a traditional farmhouse, with approximately 2,220 sq ft of accommodation arranged over two floors. The layout is both comfortable and practical, with the principal reception room being a particularly impressive triple-aspect sitting room. Filled with natural light and enjoying lovely outlooks across the gardens, it is a wonderfully inviting room from which to appreciate the changing seasons and surrounding countryside.

Alongside is a more intimate family or television room, providing a relaxed everyday retreat, while the fitted kitchen connects naturally with a delightful conservatory. This is perhaps one of the loveliest places in the house, creating a light-filled space in which to sit, dine or simply enjoy the remarkable views stretching away towards the North Downs. A separate study/workshop adds further flexibility, whether required for working from home, creative pursuits or practical storage. Fast fibre broadband and ethernet wiring throughout the house make the property particularly well suited to modern home working despite its rural location.

Upstairs are four comfortable bedrooms, including a generous principal bedroom, together with two bath/shower rooms. Throughout the first floor, windows frame attractive views across the gardens, paddocks and surrounding countryside, reinforcing the wonderful connection between the house and its setting.



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ACCOMMODATION & SPECIFICATION

Four-bedroom period farmhouse in an elevated, private setting *Approximately 2.3 acres of gardens and paddocks*
Far-reaching views towards the North Downs *Long private driveway and detached double garage*
Stable block and two fenced paddocks *Triple-aspect sitting room and conservatory with countryside views*
Fast fibre broadband and ethernet wiring throughout *Quiet rural location close to Shere and approximately six miles from Guildford*













OUTSIDE & LOCATION

Outside, the grounds are a defining part of the property. Attractive cottage gardens wrap around the farmhouse, with mature planting, established trees, areas of level lawn and sheltered places to sit and enjoy the extraordinary peace of the surroundings. There is ample parking in addition to a detached double garage, while the long approach provides an impressive sense of arrival.

For those with equestrian interests, the property is especially appealing. A stable block and associated outbuildings provide excellent facilities for horses, storage or country pursuits, while beyond the gardens are two post-and-rail fenced paddocks. With approximately 2.3 acres in all and access to superb riding country nearby, there is a genuine opportunity to enjoy a rural lifestyle that is increasingly difficult to find so close to Guildford.

The location is equally compelling. Shere is one of the most picturesque and sought-after villages in the Surrey Hills National Landscape, characterised by its historic buildings, church, cricket green and the River Tillingbourne winding through the heart of the village. Its independent character and thriving community have made it an enduringly popular place to live, with a village store and post office, cafés and tea rooms, traditional pubs, doctors' surgery and infant school all close at hand.

For a wider range of amenities, Guildford lies approximately six miles away and offers extensive shopping, restaurants, leisure and cultural facilities together with a mainline station providing frequent services to London Waterloo in around 35 minutes. Gomshall station is approximately one mile away, while the nearby A25 provides straightforward connections to the A3, M25, London and the south coast.

Families are particularly well served by the excellent choice of schooling within the wider area, including Guildford High School, the Royal Grammar School, Cranleigh School, St Catherine's School and Duke of Kent School.

Perhaps above everything else, however, it is the lifestyle offered here that makes the property so appealing. Footpaths, bridleways and cycling routes extend through some of Surrey's most beautiful countryside almost from the doorstep, while the house itself provides a wonderfully peaceful place to return to. Whether keeping horses, walking across the Downs, entertaining in the gardens or simply sitting with a morning coffee looking across the fields, this is a home that offers a genuine connection with its surroundings and a rare opportunity to enjoy country life within easy reach of Shere and Guildford.

Approximate Gross Internal Area = 199.7 sq m / 2149 sq ft
Garage / Stables = 97.8 sq m / 1053 sq ft
Total = 297.5 sq m / 3202 sq ft

= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1337432)

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