



SHAWS FARM, HORSELL COMMON, GU21 4XZ



PELHAMS

EQUESTRIAN & COUNTRY PROPERTY AGENTS



SURREY – HORSELL COMMON
SECLUDED 4/5 BEDROOMED HOUSE, HEATED SWIMMING POOL, HOME OFFICE,
QUAD GARAGE BLOCK/ WORKSHOPS,
2 STABLES, FEED & TACK STORE, FIELD SHELTER,
IN ALL APPROXIMATELY 4.34 ACRES (tbv)

SHAWS FARM
HORSELL COMMON
WOKING
SURREY
GU21 4XZ

DESCRIPTION

Shaws Farm has a rare combination of family home, grazing and stabling for horses with some excellent riding to be had over the adjoining Horsell Common yet within a relatively short walk of the excellent shopping facilities in Woking Town Centre. For purchasers having to commute the M25 is accessible within about 6 miles. The property is located off an unmade track and is well secluded from the road. The present owners have made a very comfortable family home and currently use the excellent facilities that the property provides of the large home office building and the quad garage block from which to conduct their business.

The property is set back from the lane behind a tall hedge, a driveway allows ample parking, whilst a 2nd driveway leads off the lane giving access to the garage workshops and equestrian facilities.

The House is arranged over ground and first floors and comprises:

ENTRANCE PORCH

RECEPTION AREA: 10'6" x 5.8", tiled flooring, stained glass glazing to window panels, radiator cover, walk in cloaks cupboard with glazed doors.

CLOAKROOM: 10'4" x 3'3". tiled floor, fitted toilet, wash hand basin covered radiator.

RECEPTION HALL /DINING ROOM: 28'4" x 8'4". 15'8" x 12'6"

LOUNGE: 27'5" x 20'5" Central fireplace, 2 sets French doors to garden, 3 double radiators, 2 double entrance doors, staircase to first floor.

STUDY / BEDROOM 5: 10'4" x 9'7" Radiator with cover.

BEDROOM 4: 10'4" x 9'7". Ensuite off with shower, toilet & hand wash basin.

KITCHEN: 14'1" x 10'4". Fitted with a good range of wall and floor units, work surface with inset slate, tiled floor, fitted 'Rangemater' double oven cooker.

UTILITY ROOM: 10'4" x 8'2" , work surface with inset 'Belfast' ceramic sink. Good range of storage cupboards. Stable door to raised decking.

FIRST FLOOR

LANDING: 13'3" x 9'0"

MASTER BEDROOM 1: 15'4" x 14'3" Double aspect, fitted wardrobes with mirrored doors, double radiator.

Ensuite dressing room: 8'8" x 6'9"

Ensuite bathroom : 10'4" x 8'3". Fitted corner bath with shower, toilet and wash hand basin.

BEDROOM 2: 14'1" x 11'0" Fitted double radiator.

BEDROOM 3: 12'7" x 10'10". Fitted radiator.

FAMILY BATHROOM: 12'5" x 8'7" (narrowing to 5'0"). Marble tiled floor, Bath, Double shower unit with power shower, inset sink, toilet. Heated towel rail.

OUTSIDE: Boiler Room: 10'10" x 14'0". Oil fired boiler and oil storage tank.

To the rear of the property there is a raised decking overlooking the courtyard with the raised koi pond.

WORKSHOP: 17ft x 7ft timber construction with pitched roof.

HOME OFFICE: 15ft x 15ft, timber construction, pitched roof, lined and insulated and fully fitted,

SWIMMING POOL with paved surround and cover.

The gardens and grounds are a particular feature of Shaws Farm, with a number of secluded areas and ponds, in particular there is a large raised koi pond with full filtration system. There is a further further in another area of the garden.

A further driveway leads off the lane which allows self contained access to the garage block and equestrian facilities.

Concreted yard with a block of 4 garages: 44ft x 22ft clear space individual up and over doors. 2 stables to the rear 11ft x 8ft and tackroom 11ft x 5ft

Timber Store @: 17ft x 10ft

Field Shelter @: 17ft x 11ft

SERVICES: Mains water, electric, private drainage system

LOCATION: Shaws Farm is set in a secluded is a relatively short walk of Woking Town Centre. For riding it is ideal with direct access onto Horsell Common. For commuting there is the mainline station in the centre of Woking giving woking to Waterloo in about 30 minutes. The M25 is easily accessible For sporting and recreational activities there is golf at Woking, and Chertsey, Polo at Smith Lawn and The Royal Berkshire Polo Clubs. The area has a very extensive choice of private and state schools to choose from.

DIRECTIONS:From Woking Town centre take the A3046 Chobham Road and continue along this road, through the mini road about and through to the roundabout at the junction with Littlewick Road, continue on the Chobham Road turning almost immediatly right on to Horsell Common, at the fork in the road take the right lane and after a short distance turn right, Shaws Farm is the 2nd property on the left.

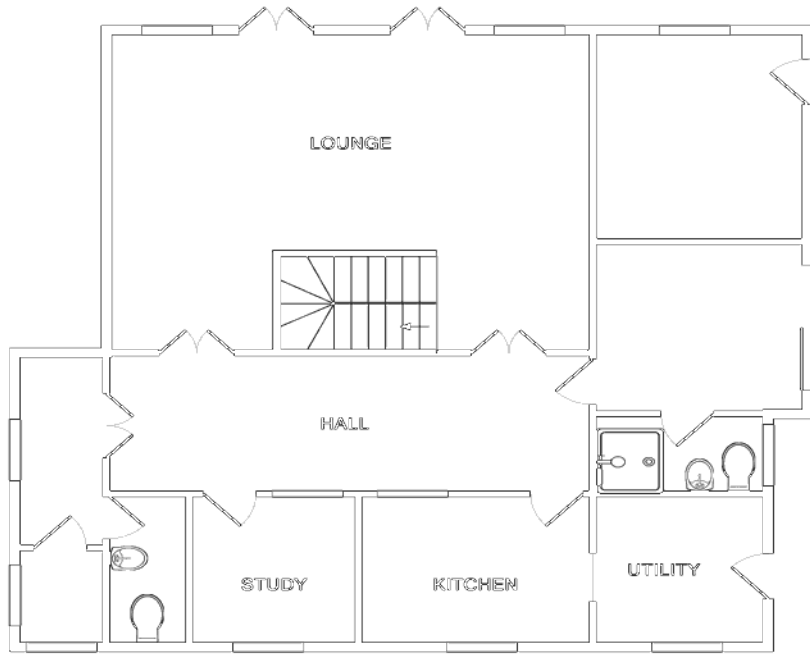
PRICE: Guide Price £1.3m for the freehold interest stc

VIEWING:

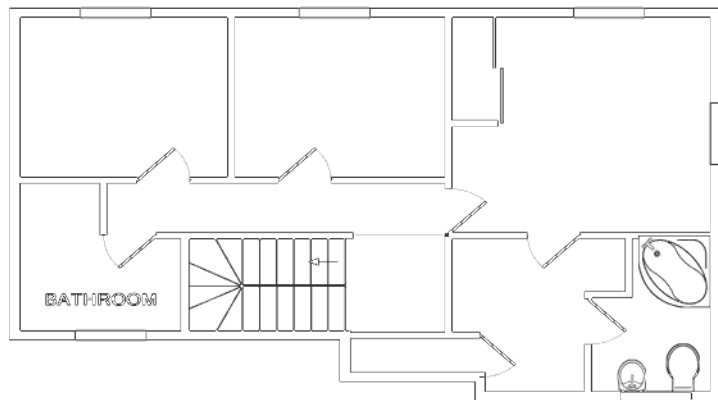
Strictly by prior appointment through the owners sole agents. Pelhams. 7 York Road, Woking, GU22 7XH. 01252 781640

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GROUND FLOOR



1ST FLOOR

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