



# Slaughters

Run Common, Shamley Green, Surrey, GU5 0SY

Batcheller  
Monkhouse

Our Corner of England



# SLAUGHTERS

A delightful farm in a beautiful location between Cranleigh and Guildford with cottage, stabling, stores, fields and woodland. Approximately 25.73 acres.

## Cottage

- 3 Bedrooms
- Scope for Modernisation and Improvement
- Countryside Views
- Long Private Driveway

## Outside

- Versatile Outbuildings
- Stabling
- Pasture and Woodland
- Cranleigh Waters Access



## DESCRIPTION

A cosy cottage with attractive grass farm and woodland found off Run Common Road. Approached via a private drive with no immediate neighbours. The detached 3-bedroom cottage is brick built over two stories and in more detail comprises the following:

- **Entrance Hall** with glazed front door, radiator, shelf and window to side.
- **Sitting Room** with wood floor, open fireplace, wall lights, shelving and cupboard units, and window to front.
- **Kitchen/Breakfast Room** with wall and base mounted units, back boiler, cupboard housing immersion tank, part tiled walls, window seat, store cupboards, window to side and further window with outlook to rear patio.
- **Utility Room** with double sinks, space for washing machine, store cupboards, space for fridge/freezer, door to rear and window overlooking the rear patio.
- **Bathroom** White suite comprising bath, wash basin, w.c. and separate shower with electric fitment. Part tiled walls and window to the rear.  
Stairs lead from the entrance hall to:
- **Landing** with small window and hatch to loft space.
- **Bedroom 1** Exposed wood floorboards, fireplace, cupboard, access to undereaves, radiator and window to side overlooking pasture land.
- **Bedroom 2** Exposed wood floorboards, fireplace, radiator, cupboard and window to front overlooking the garden.
- **Bedroom 3** Exposed wood floorboards, store cupboard, radiator, window towards the stabling.



## OUTSIDE

Located in a quiet and secluded setting the cottage is approached via a private driveway. This leads to a gated parking area and garage with double doors at either end. Adjacent to this an additional gateway provides vehicle and pedestrian access to a yard with 3 stables, woodshed, and carport.





These buildings offer versatility and could be used for machinery, hay, feed etc.

The garage links the cottage with the outbuildings, and the double doors at either end allow useful access to the store buildings and patio in the rear garden. The garden wraps around the property with lawn, livestock fence and there is a water stop cock to the front.

The paddocks are relatively flat and provide good grazing. There is no water connected to the fields any longer, but livestock has access to the stream (Cranleigh Waters) on the eastern boundary.

The woodland is part of Run Common and includes several useful internal tracks. It benefits from good road frontage with Run Common Road on the southern boundary and on the eastern boundary there is a stretch of the Wey and Arun Canal.

## AMENITIES

**Local:** Shamley Green (1.6 miles) with church, public house, shops and Post Office.

**Towns and Cities:** Cranleigh is about 3 miles south east, and Guildford is about 6 miles to the north.

**Transport:** Train stations at Farncombe, Shalford, Chilworth, Guildford and Milford. Buses to Guildford and Cranleigh within easy walking distance. Excellent road connections via the A24 and A3 to London (40 miles), Gatwick Airport (25 miles) and the national motorway network.

**Schools:** Wonersh and Shamley Green Primary School about 2 miles. Several nursery schools in and around Shamley Green (one quite close at Willingham Estate). Bramley C of E Infant School and Nursery about 2.4 miles. Longacre School (Independent) about 2.1 miles. Broadwater School (Secondary) about 5.4 miles. Cranleigh has St Cuthbert Mayne Catholic Primary School.

**Leisure:** Nearby footpaths and bridleways.

## DIRECTIONS

From Guildford head south on the A281 passing through Bramley and after about 5 miles turn left onto Run Common Road. Proceed for about 0.8 miles and the property will be found on the left hand side.

**What3Words:** ///lively.pelt.records

## ADDITIONAL INFORMATION

**Local Authority:** Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR. Telephone: 01483 523333. Website: [www.waverley.gov.uk](http://www.waverley.gov.uk)





**Services (not checked or tested):** Mains water, electricity and gas. Private drainage.

**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. Footpath 321 enters the woodland to the north west, follows the track briefly south and then follows the boundary south east.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold (part freehold registered common). Land Registry Title Numbers: SY485339 and SY548181 (part).

**EPC:** EPC rating E **Council Tax:** Band F



**GUIDE PRICE £1,100,000 - £1,200,000**

### Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

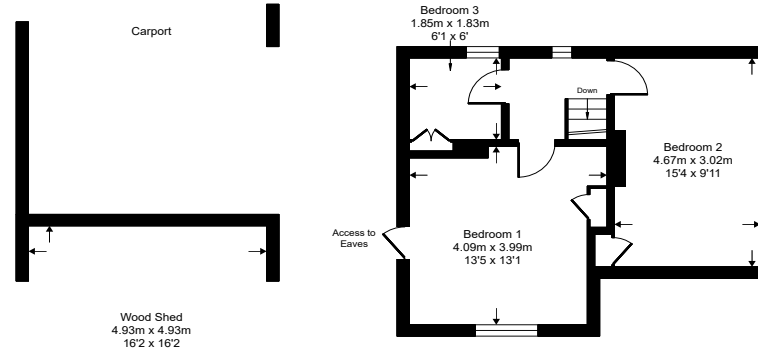
Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

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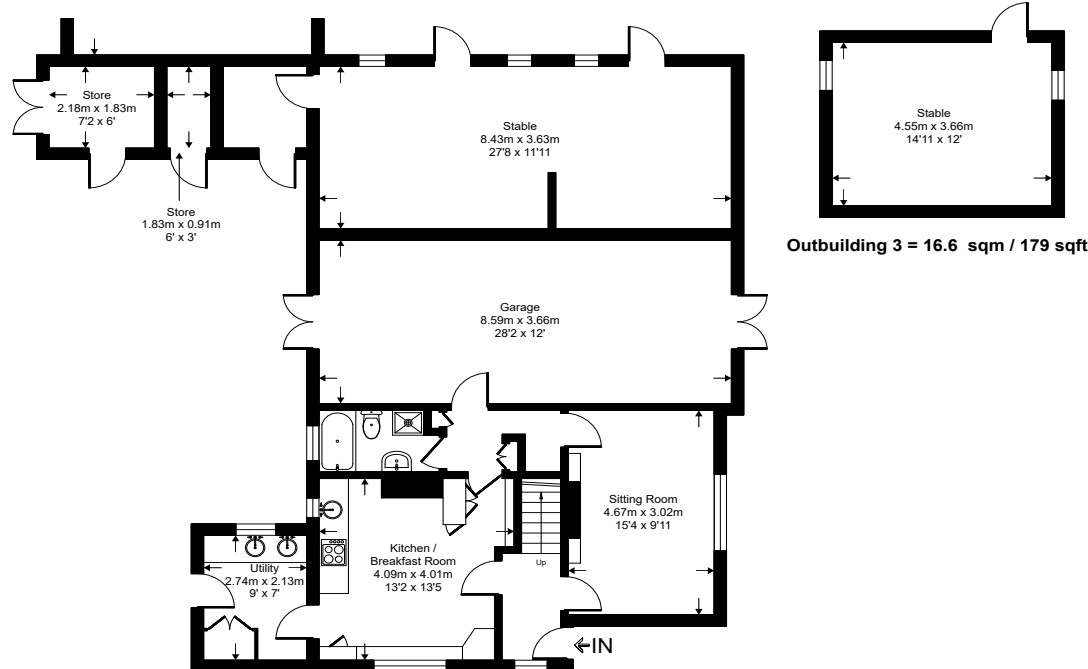
Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft (excludes carport)

Approximate Outbuildings Internal Area = 81.1 sq m / 874 sq ft

Approximate Total Internal Area = 201.4 sq m / 2169 sq ft



**First Floor = 38.7 sqm / 417 sqft**



**Ground Floor = 81.5 sqm / 878 sqft**

**Outbuilding 3 = 16.6 sqm / 179 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

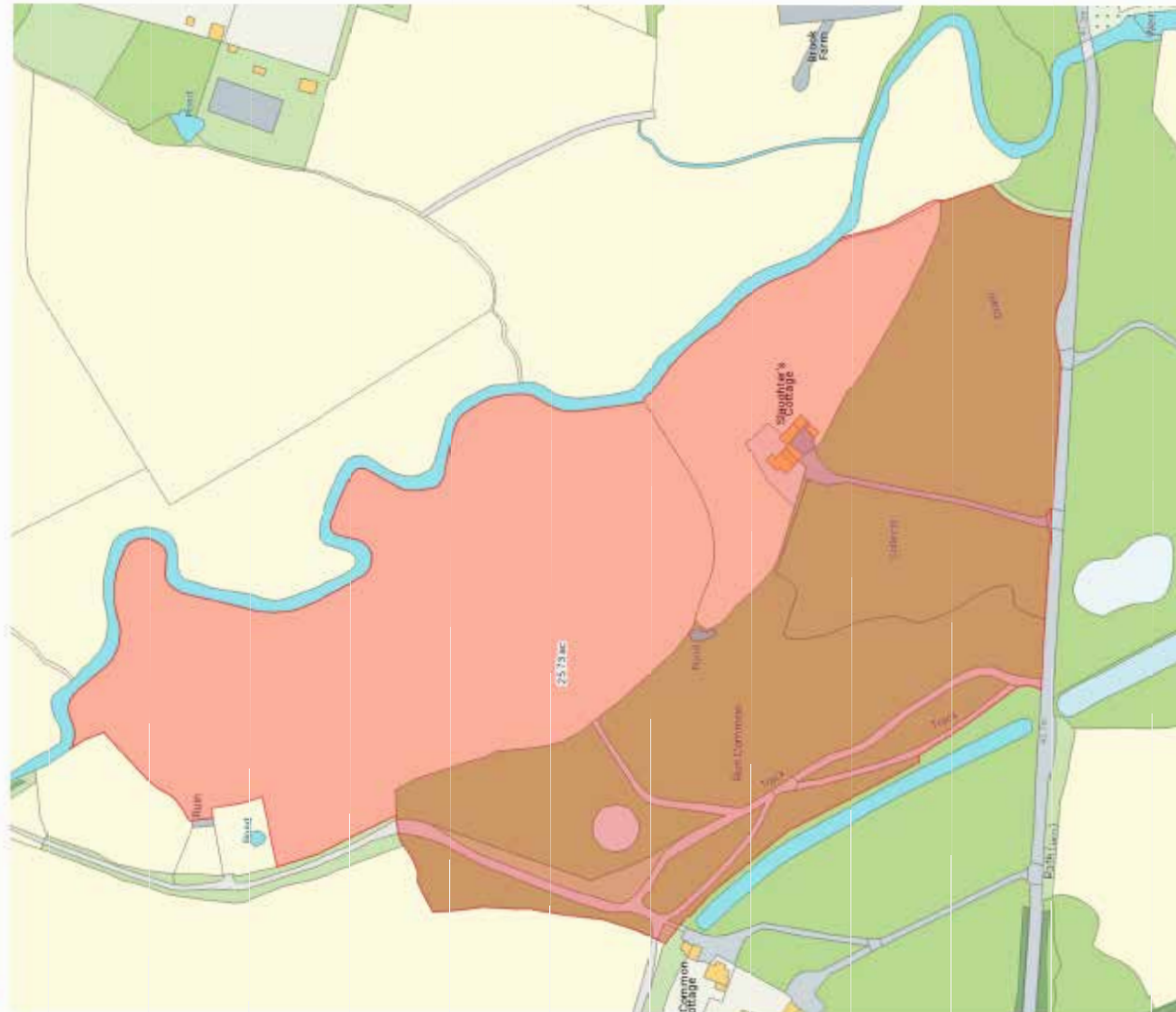
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

[batchellermonkhouse.com](http://batchellermonkhouse.com)



Slaughters, Run Common,  
Shamley Green, Guildford,  
Surrey, GU5 0SY



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