



Home Farm
Ripley Road | East Clandon | Guildford | Surrey | GU4 7SG

FINE & COUNTRY

HOME FARM



Home Farm is a Grade II listed farmhouse with an impressive, attached barn and equestrian facilities, set within grounds of just under four acres. Located within the tightly held and vibrant village of East Clandon and less than ten minutes from Guildford town centre, this once in a generation home has been in the current family's ownership for 27 years. Both the house and barn are believed to originate from the 1700's and provide extensive accommodation approaching approx. 7500 sq ft.



KEY FEATURES

The accommodation spans two floors and exudes a timeless appeal with its abundance of period features. The ground floor currently comprises of a reception hall divided into two areas with a cloakroom and access down to the cellar with a newly installed central heating boiler. The owners have also upgraded the wiring in the house and installed full-fibre broadband which provides incredible wired speeds of up to 800mb/s and 200mb/s on wifi. Off the hall is a double reception room with a large inglenook open fireplace on one side and a wood burner on the other. Library on the other side. There is a further family room, office/study, and another living room/music room. At the other end of the hall is the central kitchen and dining area which leads through to the barn end of the house. The attached barn has been partly converted into what is currently used as an annexe area consisting of a bedroom, bathroom and a further living reception room. There is also a utility room and walk-in pantry located in this area. Stairs lead up to a large games room/office which has a wealth of beams and features and a viewing area that overlooks the 18th Century hay barn. Access to the barn is located off the living reception room below and has double height vaulted ceiling, beams galore and four large double height barn doors located in the four corners. This barn has been a wonderful recreation space having hosted numerous parties and four weddings seating 120 people. There is an incredible amount of space throughout the ground floor and this allows plenty of flexibility as to how the space could be used. Upstairs in the main house are four further double bedrooms with built in wardrobes and a bathroom which again could be reconfigured if needed.

The owners have had plans and a planning report drawn up to show some realistic examples of just how flexible and accommodating Home Farm could be. These plans show how a master bedroom suite could be created in the annexe area. They also show how the kitchen area could be reconfigured and how to create an ensuite off the main bedroom upstairs. The architects have drawn some visuals of how the barn could look if converted into a leisure complex with a pool / spa area and with a mezzanine gym area overlooking it. Alternatively the Barn could be used as a vast open plan kitchen / living space or even an office space to run a home business from (all STPP) The possibilities and potential of this space are exciting to consider.









SELLER INSIGHT

“Having three young children, we were looking for a home where we could put down deep roots for our family,” say the current owners of Home Farm. “We wanted somewhere that felt like it could be anywhere in the UK countryside, but was still close to a major town, with a wide range of top quality schools and within easy reach of London. Home Farm was perfect.”

“We expected to live in our new home for many years (now 26.5 years),” the owners continue, “so having confidence that the property would grow in value was also key. Location, location, location, as the saying goes! We are surrounded by fields with great views and plenty of wildlife, pheasants and partridges in particular, as they are bred in two fields adjoining the property. Yet, Guildford is 10 minutes away by car; London is one hour away (24 minutes from Woking and trains every few minutes); and A3 / M25 access is also 10 minutes away, plus easy access to Heathrow and Gatwick. The East Clandon community is very active, both socially and also in numerous charitable activities that support the Cherry Trees Respite home in the village, the 11th century church and popular village hall. There is also a great pub/restaurant, the Queens Head, in the village, which is within walking distance of Home Farm and is used by the community on a regular basis. For golfers, there are multiple courses nearby; and National Trust Hatchlands Park is also just next door with over 400 acres of parkland and wooded areas, for which residents of the village have special access.”

“Our first impressions of Home Farm itself were that it needed some attention but had (and still has) huge potential to enhance,” the owners say. “So, we set about doing just that, beginning by converting about 25% of the main barn (built c. 1725) into domestic use in 1999. In the past 12 months, we have focused on improving and repairing the core infrastructure to deliver a solid foundation for the next owner, including: full fibre internet access and a single Wi-Fi network which covers the entire property, inside and outside of the barn and the formal garden; upgraded, app-controlled heating systems; fully certified electrics; refurbishment of all sash windows; and, in 2020, a new kitchen.”

This is the perfect home for everyday life and entertaining alike. “Home Farm is absolutely ideal for parties of any size, whether for family, friends and even office parties,” say the owners. “This is the ultimate entertainment destination and we have made full use of the facilities over the years, hosting village fetes with live music and games; major charity events with a band and fireworks, raising tens of thousands of pounds; and several weddings, including those of our own children. The Barn offers the best “bad weather” back up and opens directly into the land, which surrounds the house on three sides, though the formal patio gets the sun throughout the day. When the children were younger, they (and their friends) played football and many other games in the field alongside – making it very comfortable to be involved from the garden table!”

“The property has changed as our children have grown up, left home and now bring our grandchildren to the house – hide and seek being very popular at the moment! Home Farm was always the favourite destination for all of our children’s friends. There is space for them to do their own thing, or play different sports in the barn irrespective of the weather, whilst being in a safe environment. Home Farm was also the preferred option when they got old enough to drink, a great relief to the alternative of going to Guildford! The favourite entertainment room is unquestionably the upstairs study in the converted barn with the pool table. You can play the music loud without disturbing the rest of the house or the neighbours; play racing / flying and other games on the games computer; or just chill out with friends. Many dinner parties also end up there! However, the great thing is that every room was in use with the kitchen being the constant the hub of everything between the main house and the barn conversion. The lounge is particularly special on Christmas day, knowing that countless generations have celebrated there before we arrived and new families will do for countless generations to come – our little bit of history in a wonderful old farm house.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















OUTSIDE

Outside there is a workshop that again has the scope (STPP) to convert into guest accommodation like the neighbouring property. There is also a stable block for three horses and a two storey tack room. The grounds consist of formal gardens with a large courtyard area which hosts sun and shade throughout the day and features the original farmhouse well. There are further grounds consisting of a large paddocked area, which has previously hosted the local village fete and even a circus.







LOCAL AREA

Within walking distance of Home Farm is the gastropub, the Queens Head. For golfers, there are a multitude of courses nearby including the renowned private members club, The Wisley. Virtually on the doorstep, is the National Trust's Hatchlands Park with over 400 acres of parkland and wooded areas, for which residents of the village have a special dispensation.

East Clandon borders The Surrey Hills and enjoys close proximity to Guildford town, renowned for its extensive recreational and shopping facilities on its famous 16th Century cobbled high street.

The property's convenient location also ensures easy commuting, with Gatwick and Heathrow airports accessible via the A3 and M25. East Horsley and West Clandon provide local rail services to London Waterloo, while Woking and Guildford stations offer a fast train service, with a travel time to London of approximately 27 minutes.

The surrounding area boasts a fine selection of educational institutions, including Tormead, Ripley Court, Cranmore, St Teresa's, Glenesk, Royal Grammar School, Cranleigh, Charterhouse and Guildford High School to name but a few.



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INFORMATION

Services

Mains electricity, oil fired heating, water and drainage, super-fast broadband.

Tenure

Freehold

Local Authority

Guildford Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country – Mark McVeigh 07470 433434.

Website

For more information visit www.fineandcountry.co.uk/guildford-and-woking-estate-agents

Opening Hours:

Monday to Friday	8.00am – 8.00pm
Saturday	8.00am – 8.00pm
Sunday	8.00am – 8.00pm

Home Farm, Ripley Road, East Clandon, Guildford

Approximate Gross Internal Area

Main House = 3144 Sq Ft/292 Sq M

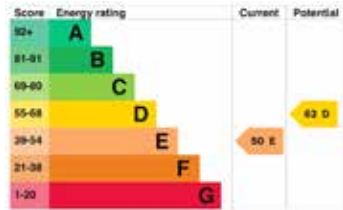
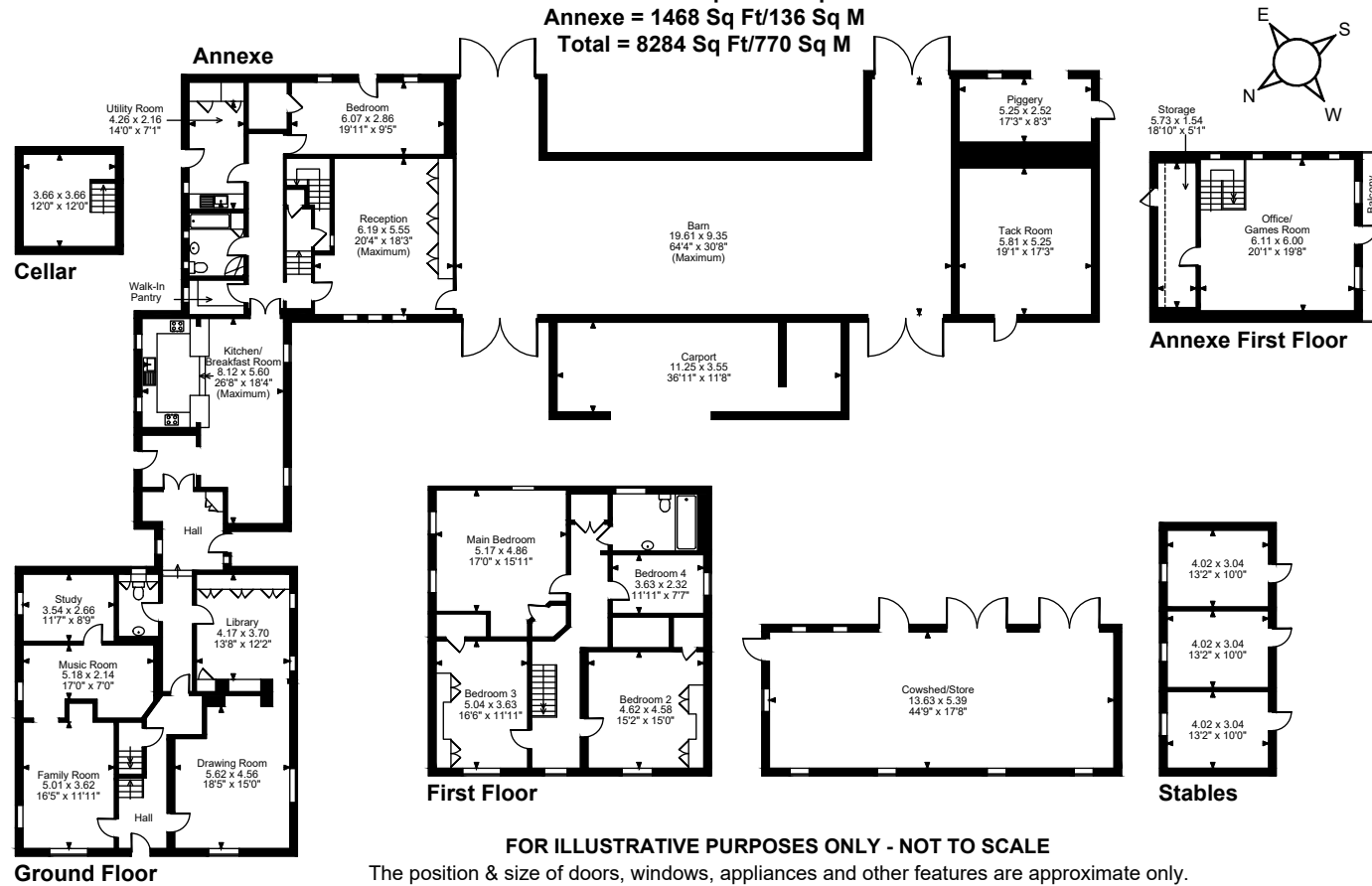
Carport = 430 Sq Ft/40 Sq M

Cowshed/Store, Stables, Tack Room & Piggery = 1727 Sq Ft/160 Sq M

Barn = 1515 Sq Ft/141 Sq M

Annexe = 1468 Sq Ft/136 Sq M

Total = 8284 Sq Ft/770 Sq M



Council Tax Band: H
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



MARK MCVEIGH
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I have been working in property, both locally and internationally for over 20 years, which has given me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market.

I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.

THE FINE & COUNTRY
FOUNDATION

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