

TUMBLERS COURT.
Woodhill Lane, Shamley Green.







PREFACE.

Tumblers Court:

'Great room' | Sitting room | Study | Dining room | Kitchen | Conservatory | Utility | Laundry room | Ground Floor WC | Principal bedroom suite with walk-in-wardrobe | Four further bedrooms, each with their own bathroom

Tumblers Cottage:

Kitchen | Dining room | Sitting room | Ground Floor WC | 2 Bedrooms | Shower room

The cottage has its own separate garden.

Garaging:

One integral garage with store, additional garage/machinery store and separate garage for Tumblers Cottage.

Garden:

2.46 acres of gardens and grounds, including outdoor swimming pool and tennis court.

For sale Freehold:

Gross internal area:

667 sq m | 7,177 sq ft



WHY WE LOVE TUMBLERS COURT.

A fantastic edge of village house with outbuildings, charming ancillary cottage, swimming pool and tennis court set in just under 2.5 acres of glorious gardens and grounds.

SETTING THE SCENE

A set of double gates marks the entrance to Tumblers Court which is discreetly set back from a quiet country lane between the quintessentially pretty villages of Shamley Green and Albury. Accessed via a long and sweeping approach which wends between neatly clipped shrubs and lawns, the house remains hidden from sight until halfway down the drive. A large courtyard sits at the front of the house with plenty of space for parking and a central lily pond with fountain, which serves as a turning circle.

INSIDE.

The house itself is believed to date from the early 19th century, likely with earlier origins, however under the bonnet are much more recent additions for added efficiency, including double glazing throughout, and two new Grant boilers. Tumblers Court contains some lovely period features whilst being conveniently unlisted, giving immediate scope for impressive development under permitted development rights. Inside is characterised by its generous rooms and great proportions. The front door opens into a bright entrance hallway with smart tumbled oak floorboards, which continue throughout much of the ground floor. A spectacular double height drawing room known as the great room is the true showpiece of the house, with a roaring open fire at one end, triple aspect windows with French doors onto the garden, decorative original beams, and inbuilt bookcases. It is equally perfect for entertaining at scale on high days and holidays, or a cosy evening by the fire. A sitting room study provides a separate quiet space down the hall, which also leads into the conservatory.



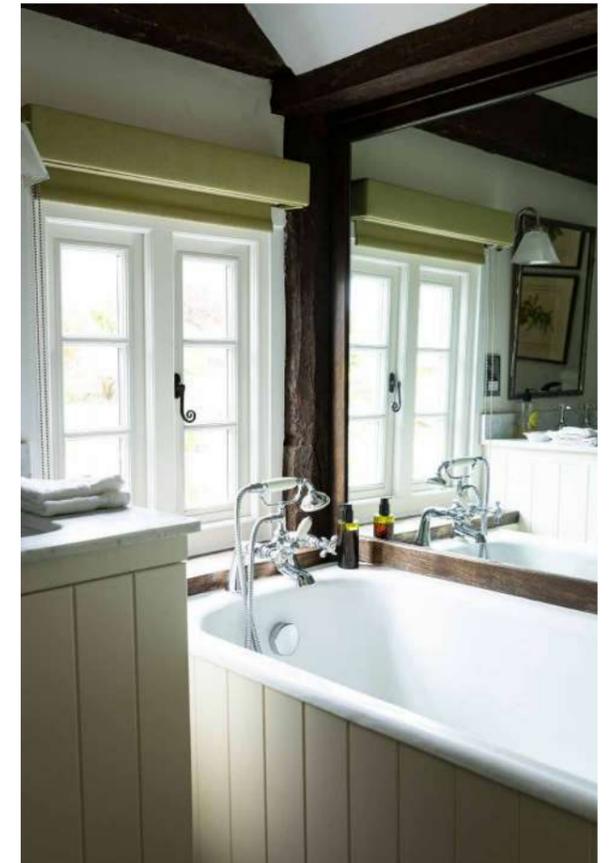


The large dual aspect formal dining room with newly installed log burner sits next to the dual aspect kitchen breakfast room with Gaggenau appliances including two electric ovens with separate warming drawer and two dishwashers, ideal when entertaining. The kitchen is flooded with light from French doors at each end which open onto an east facing dining terrace and lawn at the front of the house and onto a second west facing terrace at the back of the house where the large outdoor swimming pool is situated. A conservatory with adjoining utility boot room sits on the west side of the house, overlooking the swimming pool.

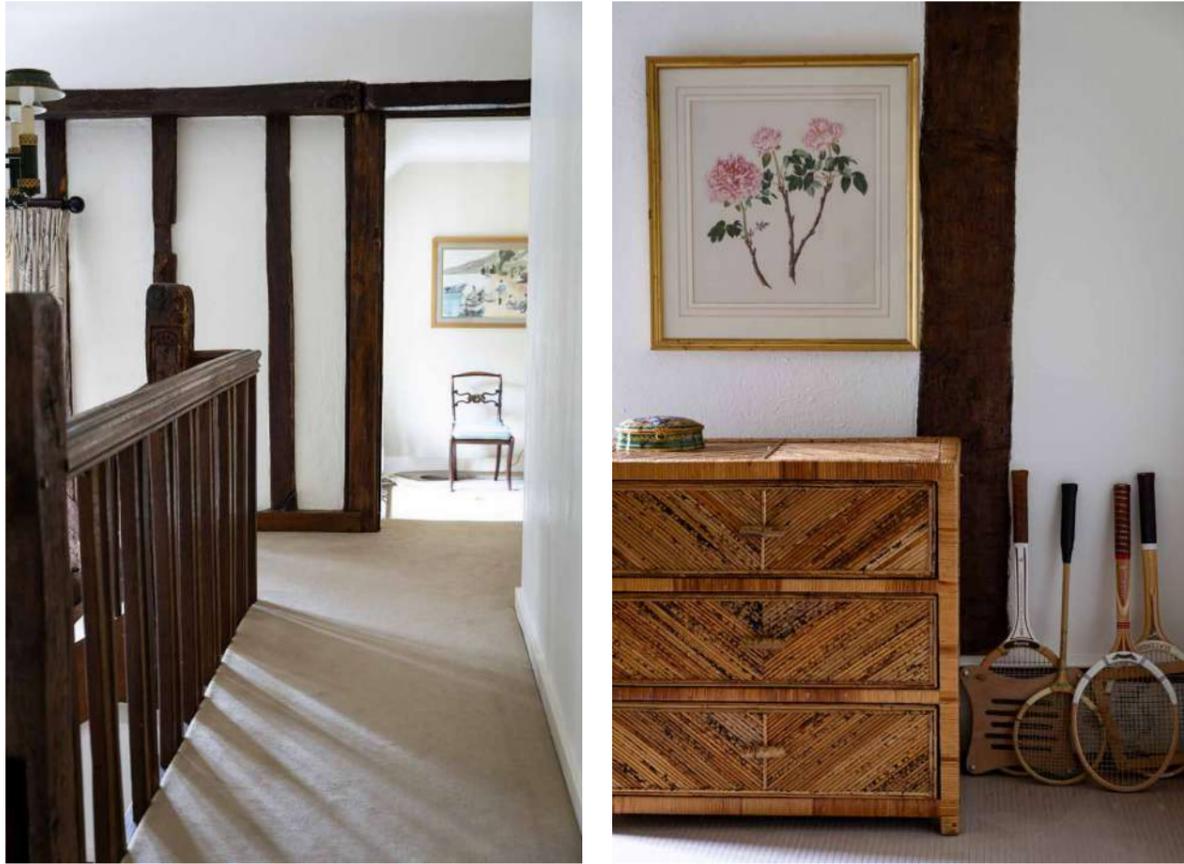


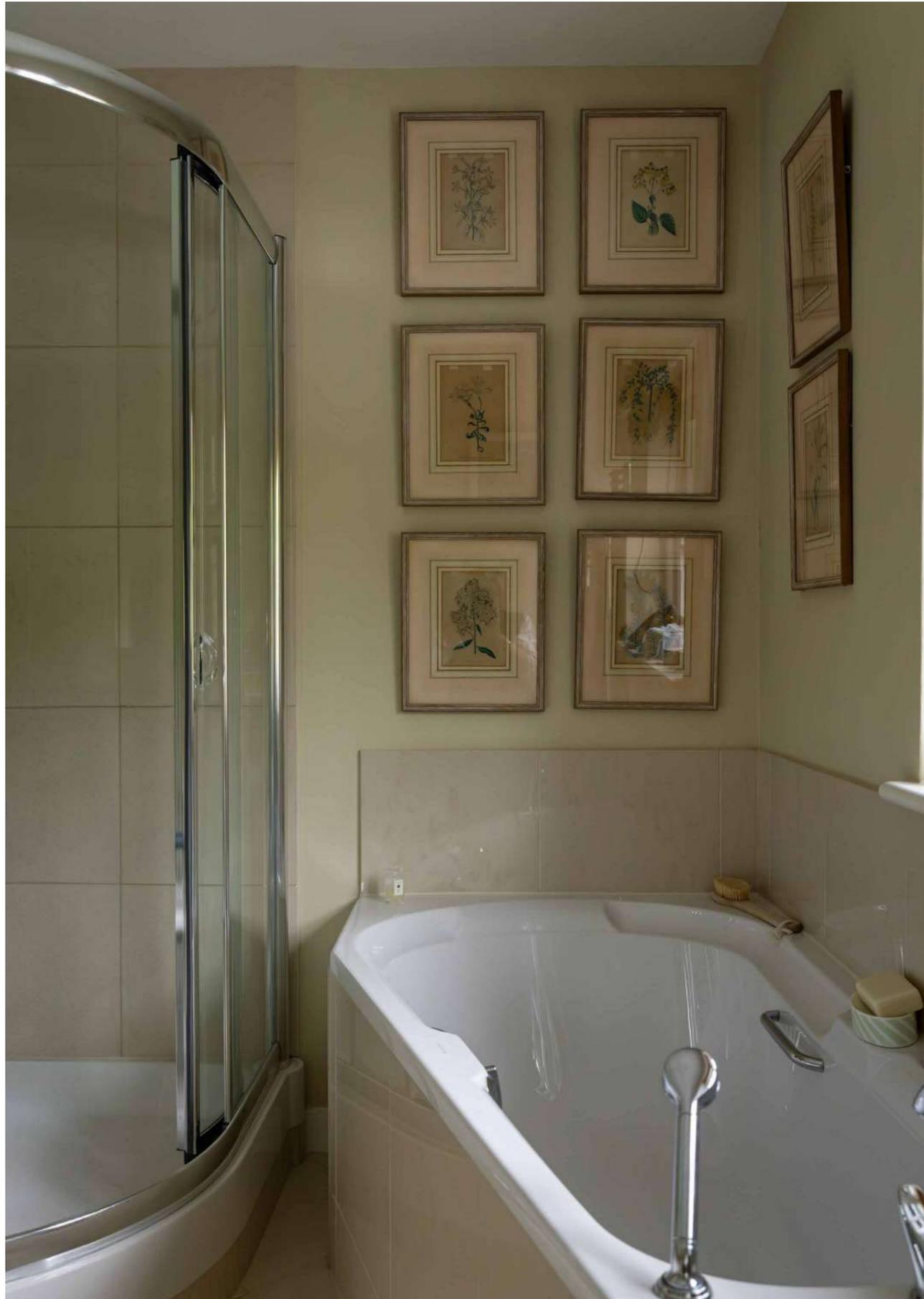


There are five generous double bedrooms in the main house, each with their own bathroom. The exceptionally large principal bedroom suite is on the first floor, comprising a triple aspect principal bedroom with walk in wardrobe and an adjoining bathroom with twin basins and separate bath and shower. There are three further double bedrooms and a linen cupboard on this floor. Two of the bedrooms have ensuite bathrooms, the third has its own family bathroom across the hall. A generous fifth bedroom with underfloor heating and an ensuite bathroom with bath and walk in shower is situated on the ground floor, and allows the guest access into the conservatory, for swift access to the garden and pool.









TUMBLERS COTTAGE.

Tumblers Court comes with a charming two-bedroom adjoining cottage which has recently been beautifully renovated to an excellent standard. The cottage's layout has been cleverly arranged to allow it to function well as a separate dwelling or as an extension of the main house.

The front door opens into an entrance hall leading onto a dual aspect kitchen dining room with new fitted cabinetry, smart wooden floor, a pantry, plenty of space for a long breakfast table and a back door leading onto the garden. The dual aspect sitting room is a lovely space with open fire and exposed stone wall. The first-floor offers two great sized double bedrooms and a newly upgraded bathroom with large walk in shower.

As well as its own front door, the cottage also has its own garden. This comprises an outdoor dining area next to the back door, and a neat circular lawn surrounded by cottage style flower beds and trees as well as a further seating area at the top of the garden with lovely views. Not only does the cottage feature double glazed windows throughout for a greener footprint, it also runs on an air source heat pump.



GARAGING.

There are two garages at Tumblers Court. One integral garage with electric car charger and adjoining wine store, and another separate garage.



GLORIOUS GARDENS AND GROUNDS.

Tumblers Court is set in extensive private gardens and grounds. West facing stone terrace at the back of the house with swimming pool, trailing vine, raised stone flowerbeds hydrangea fuschia salvia clipped shrubs and tubs of trailing herbs.

The pool house comes with a changing room and shower at the end of the pool, with filtration system.

Lawn, old well and bonfire area beyond tennis court.

Wide variety of mature clipped shrubs including acer, box, bay camellia and hydrangea provide colour and structure throughout the year.

Newly resurface tennis court with lovely views of surrounding farmland.

Behind the tennis court we find a charming fruit cage with rhubarb, runner beans, raspberry canes, onions and cabbages, very much maintained and continuously used by the current owners, you'll always find flowers from the garden throughout the seasons inside the house.

The cottage has its own separate garden, please see further details in Tumblers Cottage section above.





CHAPTERS PAST.

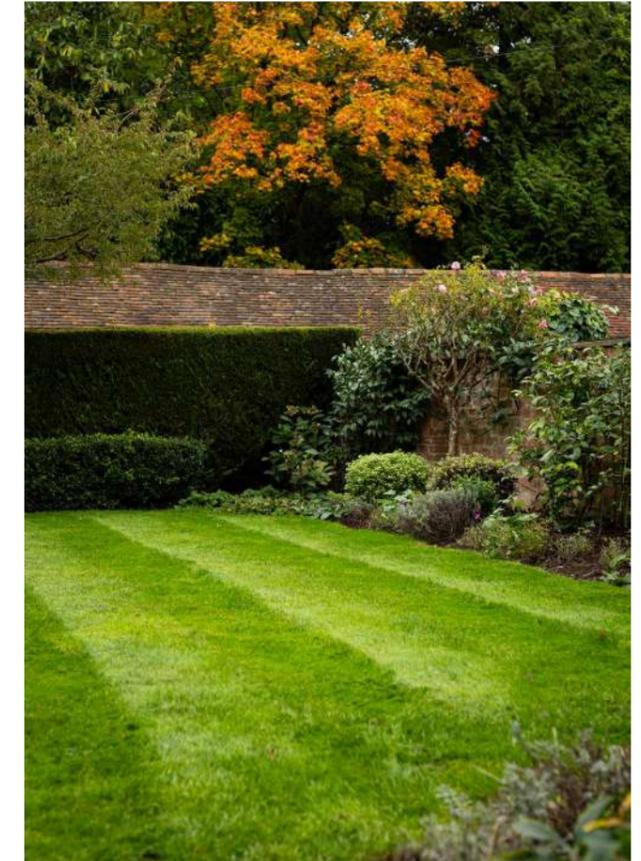
Built on land that once formed part of the expansive Smithbrook Estate, Tumblers Court was for much of the 19th and early 20th century associated with local farming and reflects the charm and traditional arrangement of the original rural farmstead.

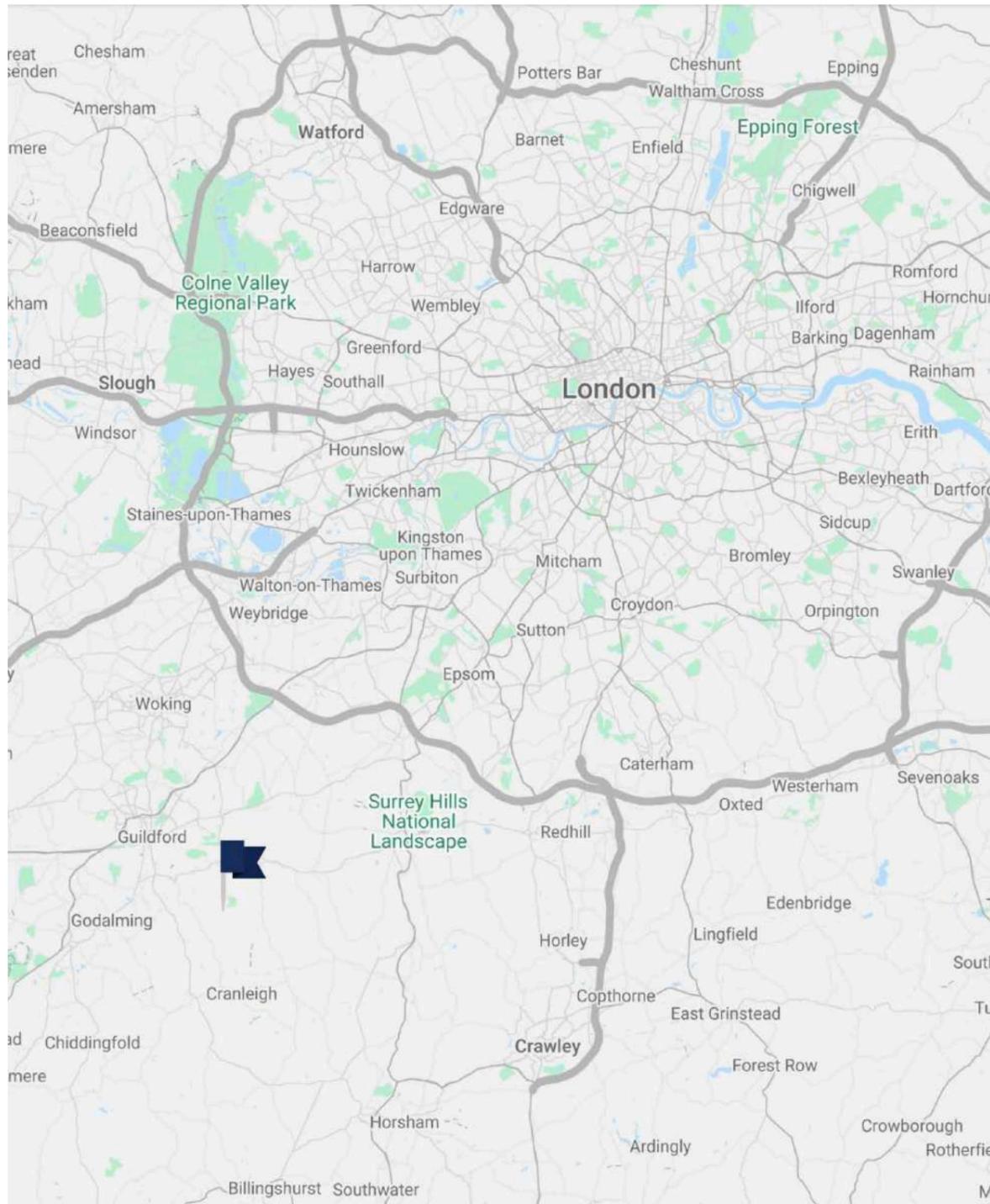
The house blends seamlessly into the area's vernacular architecture with its mix of stone timber and brick detailing.

Shamley Green is one of Surrey's quintessential historic villages, with roots stretching back to at least the 13th century, when it is first mentioned in manorial rolls. The name Shamley is thought to derive from the Old English *sceam-leah*, meaning bright clearing or pleasant woodland glade an apt description of its heathland setting to this day. Historically part of the

manor of Wonersh, the village thrived as a small rural hamlet, supported by hop growing, timber felling, and charcoal burning in the surrounding Wealden woodlands.

During the 17th and 18th centuries, Shamley Green gained modest prosperity from ironworking and agriculture, its quiet lanes frequented by drovers and traders. Several of the surviving cottages and barns from this period still line the village green, many of them timber-framed with tile-hung upper storeys.





TRANSPORT

Tumblers Court is perfectly positioned for those seeking a well-connected home. There is a fast and frequent service into London Waterloo from Guildford, with journey times from approximately 35 minutes. A short distance away, the A25 provides the cross link between the main A3 and A24 radial routes between London and the coast, which in turn connect with the M25 for access to the airports and the national motorway network. For international travel, London Heathrow and Gatwick airports are both within easy reach, just 23 and 24 miles away respectively.

LIVING IN THE SURREY HILLS.

Wonersh 2 miles, Cranleigh 4 miles, Guildford 5 miles,
M25 J10 11 miles, London 32 miles,
Gatwick 23 miles, Heathrow 24 miles
Distances and times approximate

Tumblers Court sits in a peaceful countryside setting just outside the popular village of Shamley Green in the heart of the Surrey Hills Area of Outstanding Natural Beauty.

The village is exceptionally pretty and has wonderful amenities including a picturesque village green with popular coffee shop, a thriving village hall, two excellent pubs, a church, a cricket ground, village stores with a Post Office, and several schools.

The lovely villages of Wonersh and Albury and the famously picture-perfect village of Shere are close by and there are further historic pubs including the William IV and The Bray, and several farm shops including Kingfisher Farm Shop, within a short drive. The centres of Guildford, Cranleigh and Godalming provide a wider choice of easily accessible shops and amenities.

There is particularly stunning walking and riding all year round

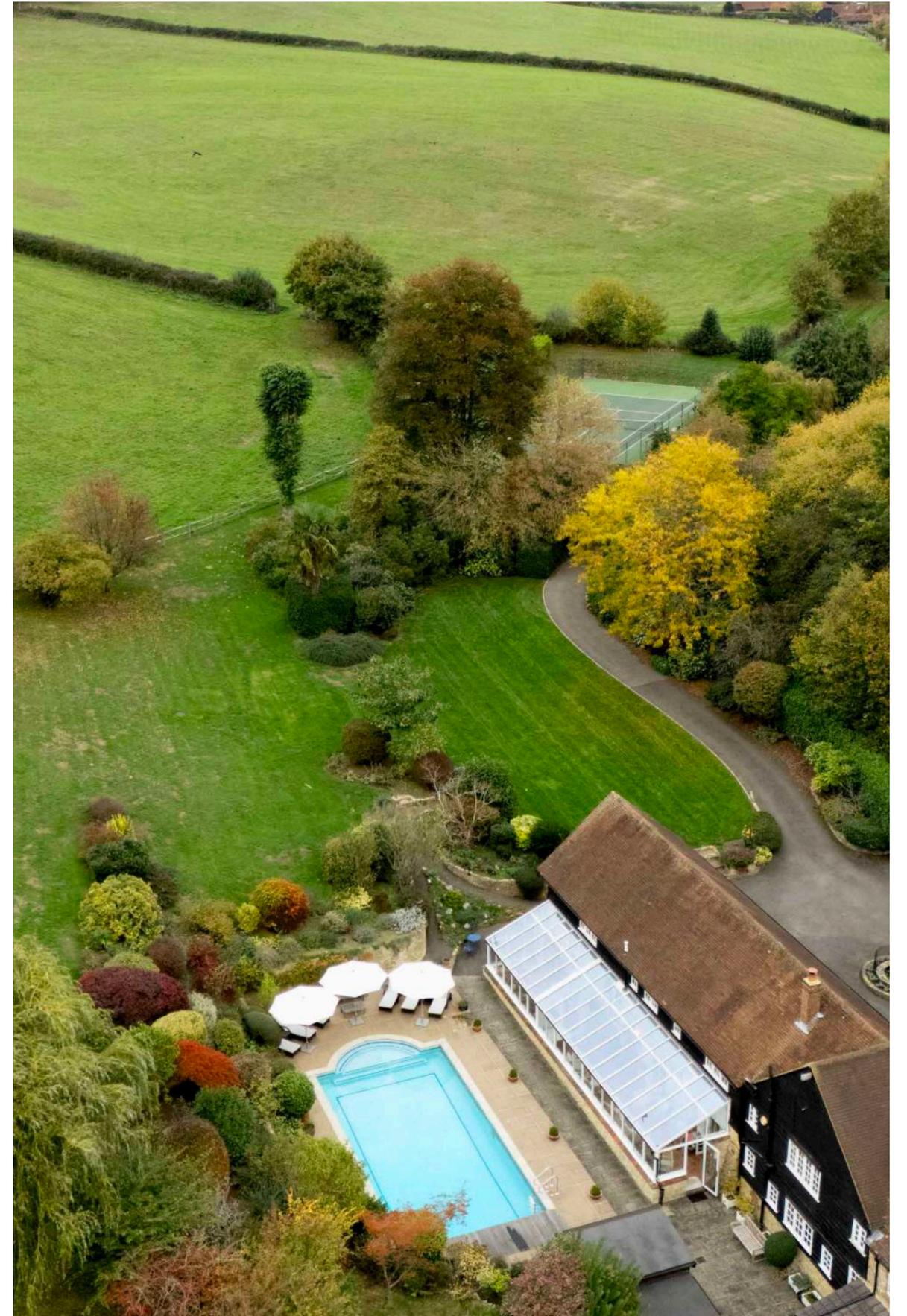
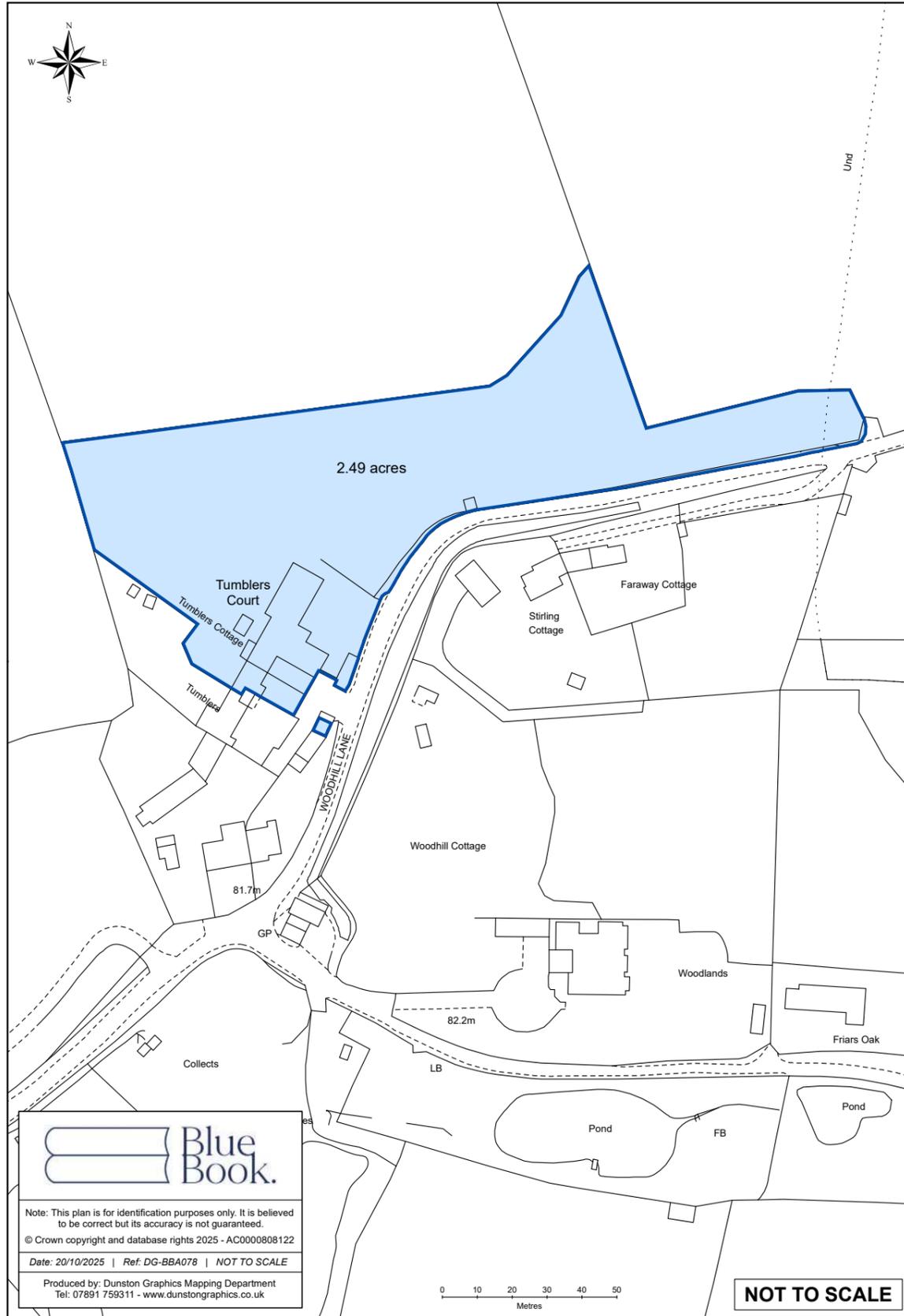
across local heathland and ancient woodland right on Tumbler's Court's doorstep. Other highlights close by include Leith Hill, Holmbury Hill and up to the hill-top church of St Martha's, all providing stunning panoramic views, and there are plenty of local bridleways for hacking.

Local sporting offerings include fly fishing on the Albury Estate within a short drive, shooting at Bisley, racing at Epsom Downs, Ascot and Sandown Park, and Polo at Hurtwood Park and Cowdray Park. Shamley Green has an active cricket club which has been running for 160 years and there is a wide choice of golf courses including at Cranleigh, Clandon, Wisley, Bramley, Guildford, Hankley Common and Beaverbrook.

FANTASTIC SCHOOLS

Shamley Green itself has a pre-school and two schools - Shamley Green Montessori Pre-School, Wonersh and Shamley Green C of E Primary School and the independent Longacre School. The area has a fantastic choice of well-regarded state and private schools including Cranleigh, Tormead, Guildford High School, Royal Grammar School, St Catherine's, Charterhouse and St John's Leatherhead.

TUMBLERS COURT.



Tumblers Court, Woodhill Lane, Shamley Green, Guildford, Surrey GU5 0SR

Gross Internal Area (Approx.)

Main House (incl. Garage 1) = 501 sq m / 5,392 sq ft

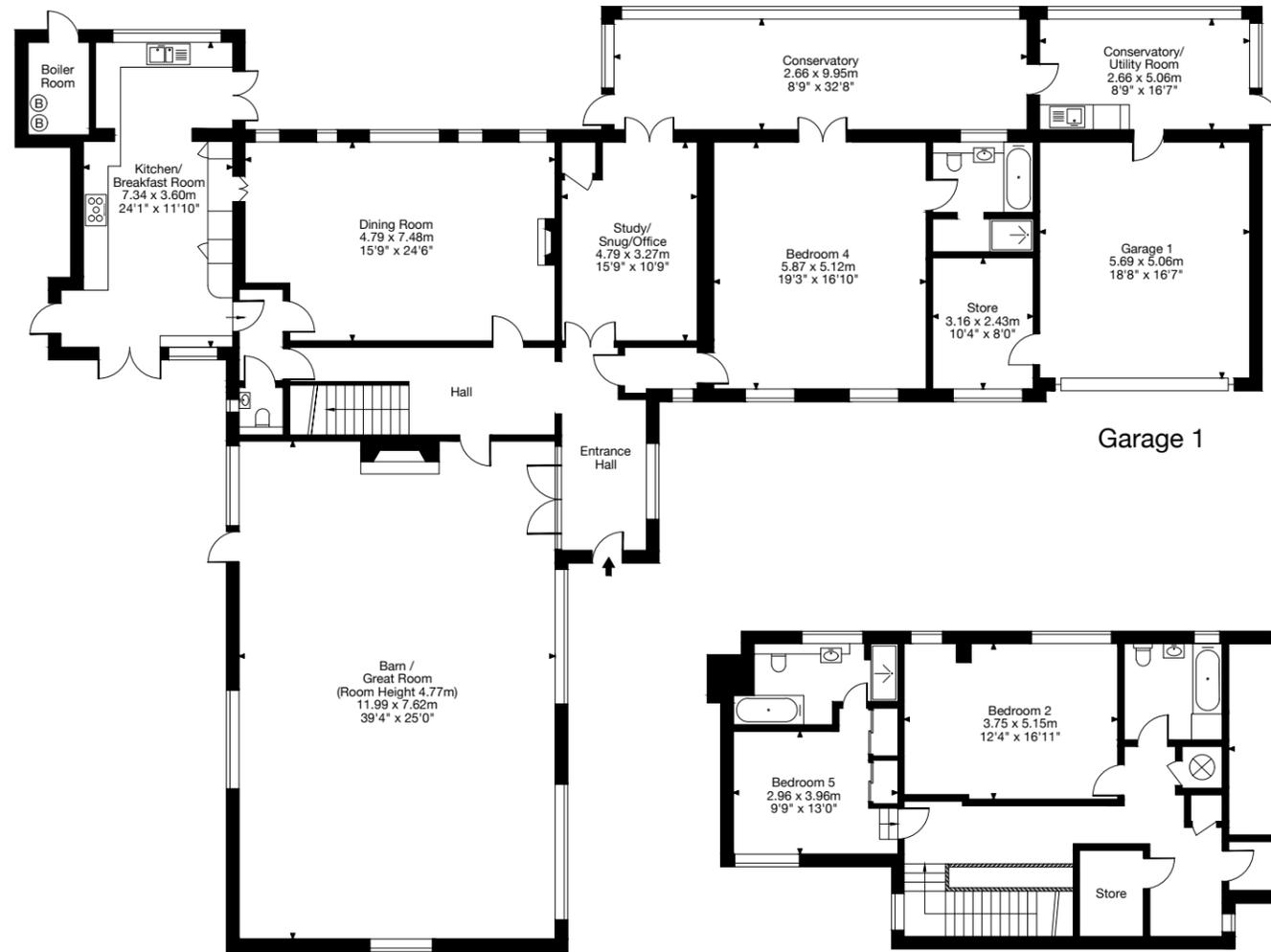
Cottage = 107 sq m / 1,151 sq ft

Garage 2 = 19 sq m / 204 sq ft

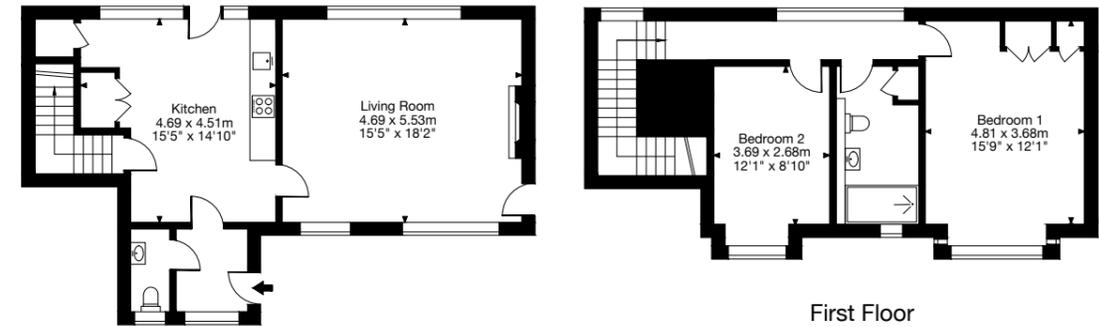
Workshop/Garage 3 = 33 sq m / 355 sq ft

Outbuilding = 15 sq m / 161 sq ft

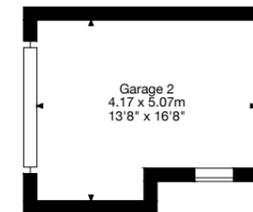
Total Area = 675 sq m / 7,263 sq ft



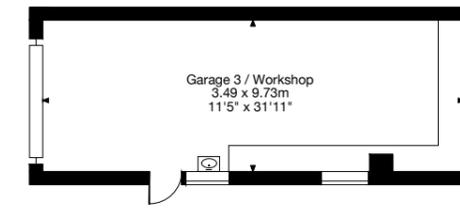
Ground Floor
Main House



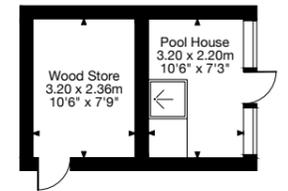
Ground Floor
Cottage



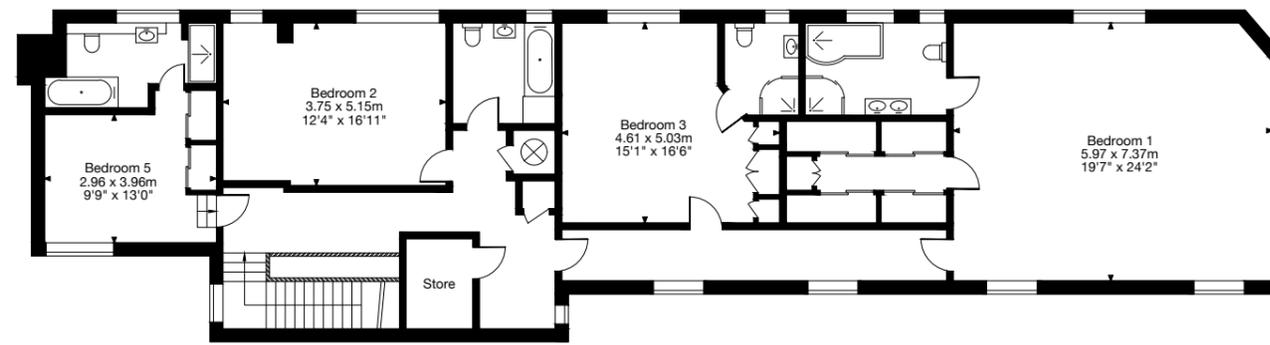
Garage 2
(Cottage)



Garage 3 / Workshop



Outbuilding



First Floor

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.





Services

Tumblers Court: Oil fired central heating, mains water, mains electricity, private drainage (which has been serviced by PJ Cole, and recently inspected to be confirmed as legislatively compliant).

Tumblers Cottage: Air-Source heat pump, mains water, mains electricity, private drainage.

Fixture and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Rights of access

Tumblers, the adjoining neighbour, has a specific right of marked access, around the perimeter of Tumblers Court. Please discuss further with the agent.

Tenure Freehold

Local Authorities Waverley Borough Council tel. 01483 523333

EPC Tumblers Court - F
Tumblers Cottage - E

Council Tax Band H

Postcode GU5 0SR

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