



BILLHURST  
FARM

WOOD STREET GREEN





BILLHURST FARM

*A stunning  
country estate*

## Living history

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Dating from 1720, Billhurst Farm is a Grade II listed Georgian gem, in a superb village location on the green outer fringes of Guildford.

This elegant house with an estate of almost eight acres is surrounded on all sides by glorious gardens and boasts extensive country views. The main house offers six bedrooms, three reception rooms, a modern dining kitchen, separate utility room, two bathrooms and a downstairs cloakroom.

The estate also includes a converted party barn, heated swimming pool, two further original outbuildings, a tennis court, an extensive paddock and an established orchard.

Billhurst Farm has been an idyllic, much-loved home to the current owners for over 40 years and they have carried out careful renovation to preserve its heritage and character. In 1983 a sizeable two-storey extension was added, in keeping with the original house, to enlarge the living space and create a perfect family home.

This outstanding property lies approximately four miles from Guildford's mainline station and five miles from Worplesdon station, both running train services to London Waterloo in just over 30 minutes.



## A scenic approach

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Just off the village green, Billhurst Farm is approached via a private gravel drive off a no-through lane. Outside the house, there is plentiful parking on the driveway as well as two spaces in the oak-framed open garage.

A pathway, paved in York stone, leads past the charming duck pond and up the steps to the front door, flanked by traditional sash windows. Landscaping to the front of the house reflects the Georgian symmetry, enhanced by the causeway stretching across the pond.

## Making an entrance

Enter through the front door into a traditional hallway with handsome wainscot panelling extending along the right side and a staircase on the left.

The first right off the hall leads into a formal drawing room with an inglenook fireplace as its centrepiece. A large sash window to the front and the glazed double doors at the back fill the room with natural light, and give wonderful views out over both aspects; a perfect space to entertain on a sunny day with the doors open to the garden, or to sit snugly by the fire in the evenings.

To the left of the front door is a second sitting room featuring a gas stove; ideal for cosy nights at home, watching your favourite movies or as an additional living space for family use.

Along the hall, beyond the stairs, lies the study, lined with bookshelves and proudly displaying the historic brick and timber fabric of the house. A light, calm room where you can retreat to work and read.





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*Original Georgian charm  
and features*

## Heart of the house

Continue past the downstairs cloakroom, into the modern extension housing the open plan dining kitchen that gives splendid views over the gardens, barns and orchard.

With large windows on three sides, the spacious kitchen is warm and bright. Glass french doors open onto the south-facing terrace for outside dining under the wisteria-draped pergola; a scenic setting for long lunches or a glass of wine on a summer evening.

The central island worktop not only provides extra storage but also the perfect spot for enjoying a morning coffee or preparing meals whilst chatting to friends. The fitted kitchen includes a dishwasher, hob, oven, fridge and a double sink that looks out over the terrace.

The dining area allows generous space for a large table for family meals or formal entertaining, as well as room for a couple of armchairs where you can relax at the end of the day.







## Sweet slumber

Upstairs, on the landing towards the front of the house, is a perfect study corner by the window with a tranquil view over the duck pond. Two large, bright double bedrooms to the left and right feature period windows, built-in wardrobes and the same peaceful outlook.

To the back of the original house, there is a third double bedroom and a generous single.

All four bedrooms feature stud walls, carefully preserved by the current owners.

Past the family bathroom, in the extension at the rear of the house, is the airy master bedroom, offering a dressing room area, en suite bathroom and far-reaching views over the grounds. Next door is the sixth bedroom, also with country views.





## Party barn/ Guest cottage

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A path around the lawn leads to the beautifully converted barn, dating from 1690.

Renovated in the early 1990's, the barn's lofty reception room has a sprung wooden floor making it a perfect venue for parties. It doubles up as useful additional accommodation with a wood-burning stove, kitchen, shower room and a mezzanine bedroom; ideal for guests or as living quarters for a nanny or housekeeper.





*A beautifully converted barn  
dating from 1690*

## Swimming pool

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The swimming pool is situated in a sheltered courtyard directly outside the party barn. The pool terrace has space for lots of sun beds and a dining table and chairs. The 12x5m pool features steps at one end as well as a deep end for diving and is heated via a heat pump, installed in 2021.



## Hay loft & barn

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Next to the pool, sits a pretty hay loft on two storeys, perfect for conversion to a home office or possibly further guest accommodation (subject to planning consents).

Adjacent to the main house, is another original barn with abundant 17th century character, providing further space to garage two cars or potential for conversion to a substantial office, modern workshop or gym (subject to planning consents).



## Gardens & grounds

The mature south and south-west facing gardens wrap around the house.

On the west side, beyond a formal stone balustrade, lies a flat lawn ideal for a game of croquet or bowls.

To the South, the established orchard of apple and plum trees makes a pastoral setting for the tennis court.

And for those truly desiring an escape to the 'Good Life', there is also a greenhouse and an area to keep chickens.

The paddock beyond the gardens extends to circa 5.4 acres and has its own entrance from the road.

There is direct access from Billhurst Farm to miles of rural footpaths, cycle routes and bridleways and it is possible to walk cross country to Farnham.









*Heavenly  
gardens and  
grounds*







*A paddock beyond the gardens extends to circa 5.4 acres*

## In the area

Lying just within the Parish of Worplesdon, Wood Street Village clusters around a large village green. The village offers local facilities including the Christopher Robin day nursery, a post office and a general store; useful for daily shopping.

Nearby, the locally acclaimed White Hart pub offers an easy opportunity to drop in for a drink or meal. Alternatively you can head into Guildford for an extensive choice of cafés, bars, pubs and restaurants. Guildford also offers an excellent range of high street shops and independent boutiques as well as theatres, cinemas and sports and leisure facilities, such as the Surrey Sports Park and the Guildford Spectrum.

Excellent local and private schools in the area include Wood Street Infants School, Ryde's Hill, Aldro, Charterhouse, Prior's Field, Guildford High, Tormead, Royal Grammar School and Guildford County School.

### Road and rail

Billhurst Farm offers quick road access to the A3 and to the A31.

Guildford's mainline station lies 4 miles away and Worplesdon station is less than 5 miles. Both offer direct train services to London Waterloo just over 30 minutes.



# Floorplans

## Main House

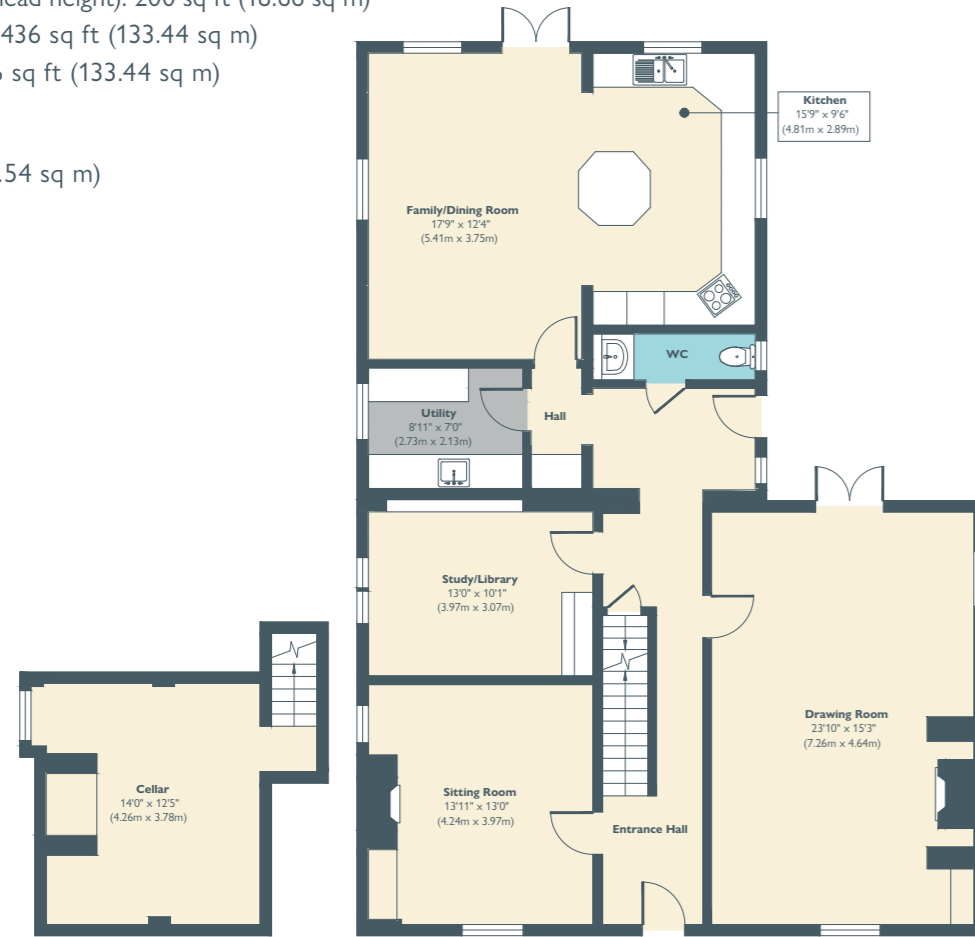
Cellar (reduced head height): 200 sq ft (18.66 sq m)

Ground floor: 1,436 sq ft (133.44 sq m)

First floor: 1,436 sq ft (133.44 sq m)

## Total

3,072 sq ft (285.54 sq m)



Main House  
Cellar

Main House  
Ground floor



Main House  
First floor

## Party Barn / Guest Cottage

Ground floor: 665 sq ft (61.77 sq m)

First floor: 120 sq ft (11.15 sq m)

## The Hay Loft

Ground floor: 243 sq ft (22.56 sq m)

First floor: 158 sq ft (14.71 sq m)

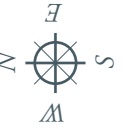
## Total

1,186 sq ft (110.19 sq m)



Party Barn / Guest Cottage  
Ground Floor

The Hay Loft  
Ground Floor



# Floorplans

## *Garage & Barn*

Garage: 352 sq ft (32.74 sq m)

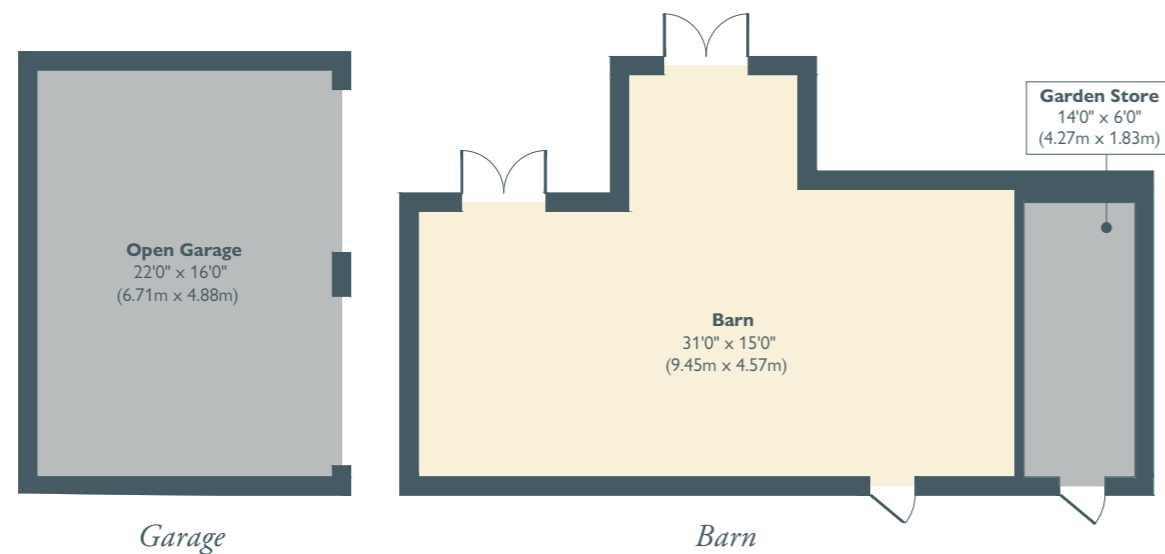
Barn: 642 sq ft (59.65 sq m)

## *Total*

994 sq ft (92.39 sq m)

## *Total Main House & Outbuildings*

5,252 sq ft (488.12 sq m)



## Finer details

### Overview

- Elegant Grade II listed Georgian house
- Superb village location on the green fringes of Guildford
- Six spacious bedrooms
- Three reception rooms
- Open plan dining kitchen
- Two bathrooms and downstairs cloakroom
- Separate utility room
- Converted party barn with kitchen, shower room and bedroom
- Over 2 acres of south and west-facing gardens
- Heated swimming pool
- Tennis court
- Hay loft
- Original barn

### Overview (cont.)

- Double open garage
- Private driveway
- Duck pond and fountain
- Paddock of circa 5.4 acres with its own entrance

### Services

- Mains water supply and drainage
- Mains gas boilers in the house
- Open fire in the drawing room
- Gas fire in the sitting room
- Virgin Media quote fibre optic speeds up to 1130 MB can be supplied
- Discreet solar panels on the roof help reduce electricity usage
- CCTV and alarm system installed
- Council Tax Band H – £4,375.60 p/a 2022-23

### Garden & grounds

- A total estate of almost 8 acres
- 2.37 acres of landscaped south and west-facing gardens
- Mature trees, lawns and flowerbeds
- Heated swimming pool
- Tennis court
- Automatic irrigation system
- Croquet lawn
- Green house
- Duck pond and fountain
- Hen house and secure pen
- Established fruit orchard
- Paddock of approximately 5.4 acres
- Driveway parking
- Two parking spaces in open garage
- Two parking spaces in barn

### Location

- Direct access to miles of rural footpaths and bridleways straight from the house
- Less than 5 minutes walk to the village pub, shop and post office or the day nursery
- 15 minutes drive to Waitrose in Guildford or 8 minutes drive to Tesco Superstore
- Trains from Guildford station (10 minute drive) or from Worplesdon station (11 minute drive), both running services to London Waterloo in just over 30 minutes
- Excellent road links via the A3 and A31

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