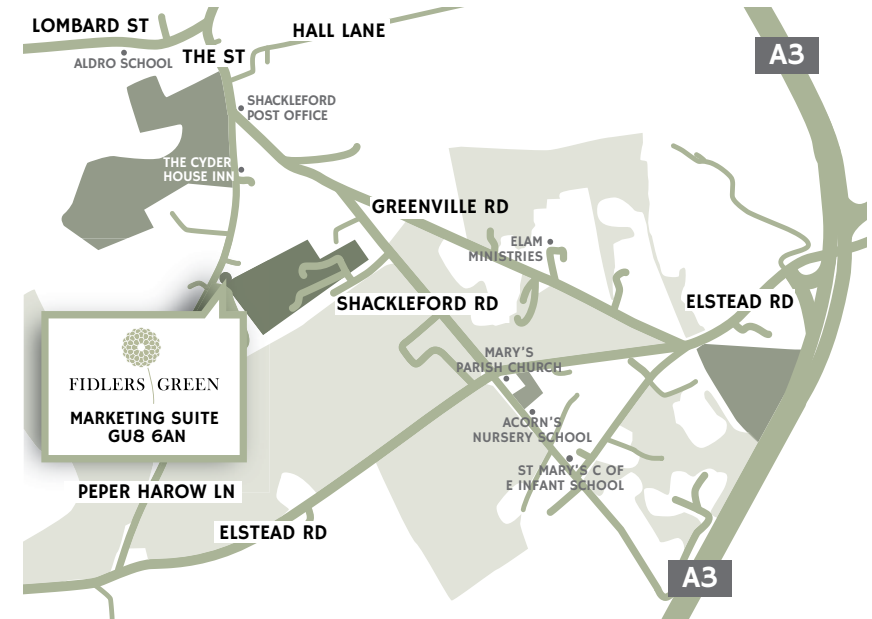




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LOCATION

“TRANQUILITY AND CONVENIENCE”

Shackleford offers the best of both worlds. It is a prime location for country living but also has access to a full range of amenities in the market towns of Godalming and Farnham as well as in the nearby city of Guildford with its Cathedral and University. It also has good transport links to London and major airports in the South East.

Despite its rural setting Shackleford offers excellent links to destinations throughout the South East and beyond.

- Approximately 5 minutes from the A3 which runs from Portsmouth (40 miles) to London (36 miles) and was recently enhanced by the tunnel at Hindhead. This enables easy access to the motorway network (M25 and M3 both within 14 miles) and links Shackleford to the nearby city of Guildford (5 miles)
- Mainline railways in Godalming (2 miles) and Guildford offer regular fast services to London Waterloo (35 to 50 minutes)
- London Heathrow Airport (27 miles), London Gatwick Airport (40 miles), and Southampton Airport (47 miles)



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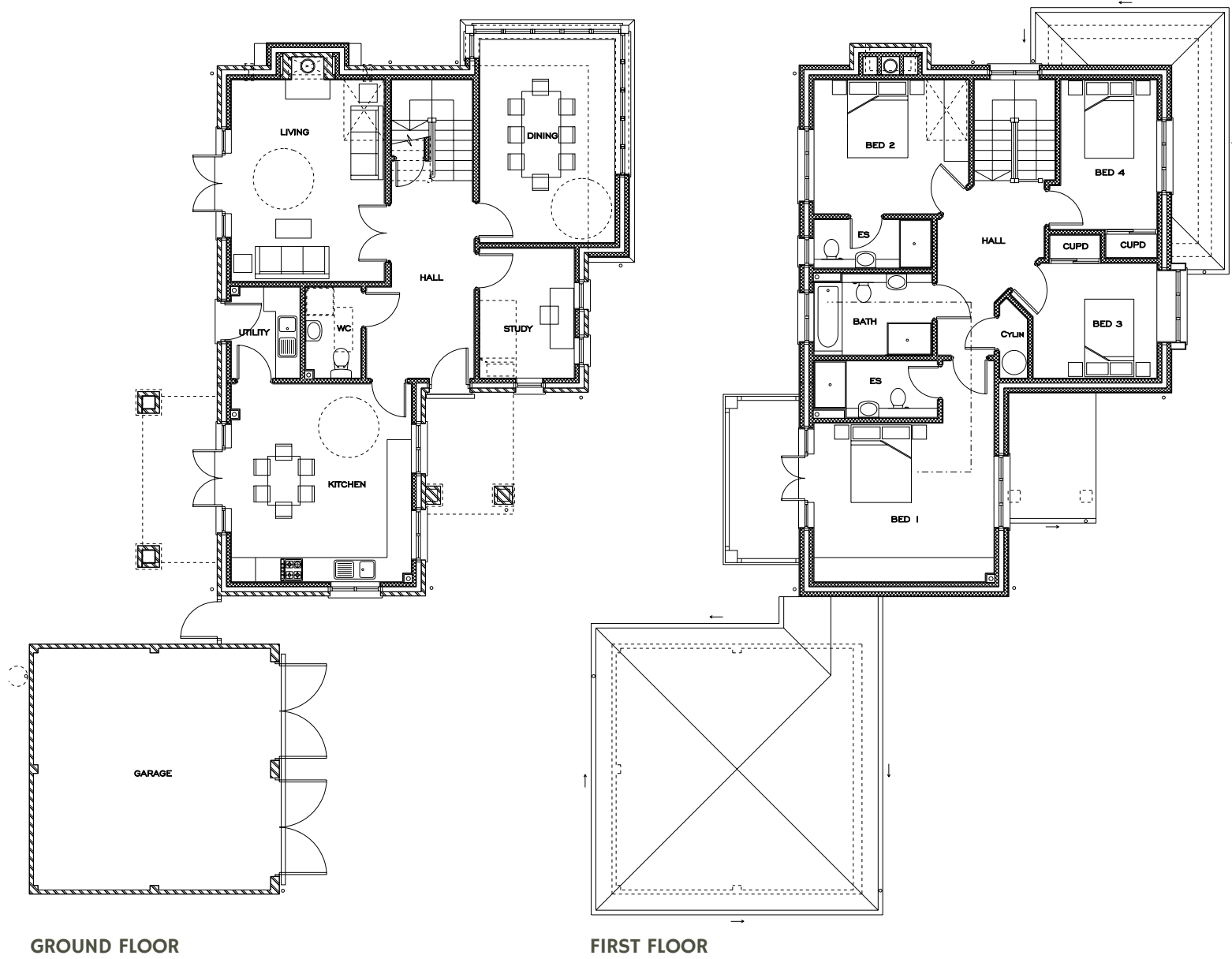
EDGEHILL

4 BEDROOM DETACHED HOUSE

This pretty house enjoys an enviable position at the entrance to Fidlers Green. Its three reception rooms, a generous family kitchen and four bedrooms combine to offer a prestigious family home within a lovely garden setting.



KITCHEN	4.91M X 4.46M	16' 1" X 14' 7"
LIVING ROOM	5.00M X 3.79M	16' 4" X 12' 5"
DINING ROOM	5.04M X 3.35M	16' 6" X 10' 11"
STUDY	3.22M X 2.34M	10' 7" X 7' 8"
UTILITY	2.25M X 1.70M	7' 4" X 5' 7"
BED 1	4.46M X 3.93M	14' 7" X 12' 11"
BED 2	3.83M X 3.32M	12' 7" X 10' 11"
BED 3	3.07M X 2.84M	10' 1" X 9' 4"
BED 4	3.71M X 2.38M	12' 2" X 7' 10"
BATHROOM	2.92M X 2.01M	9' 7" X 6' 7"



GROUND FLOOR

FIRST FLOOR

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**PLOT
2**

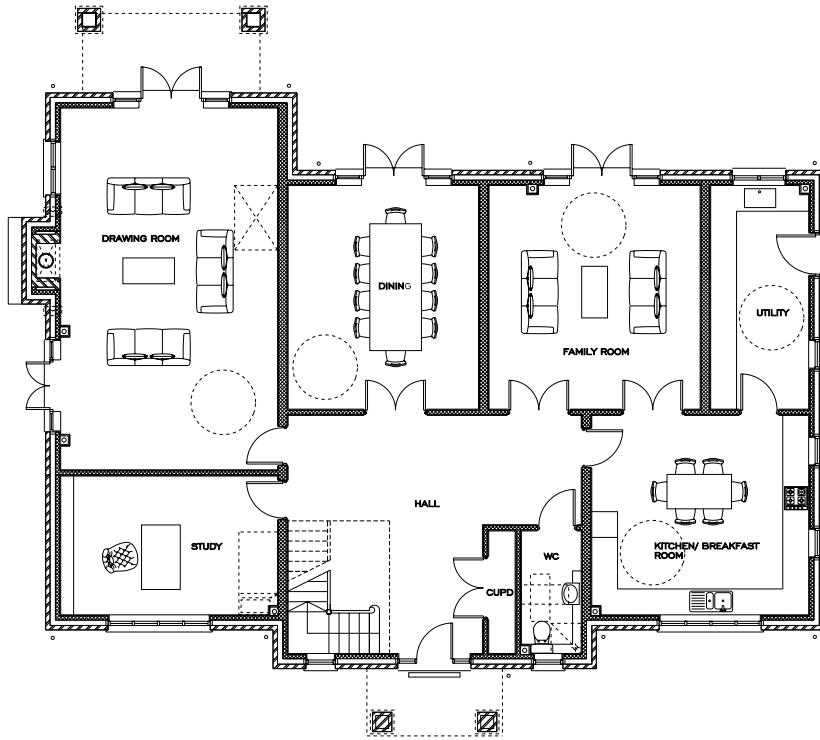
CRANBOURNE

5 BEDROOM DETACHED HOUSE

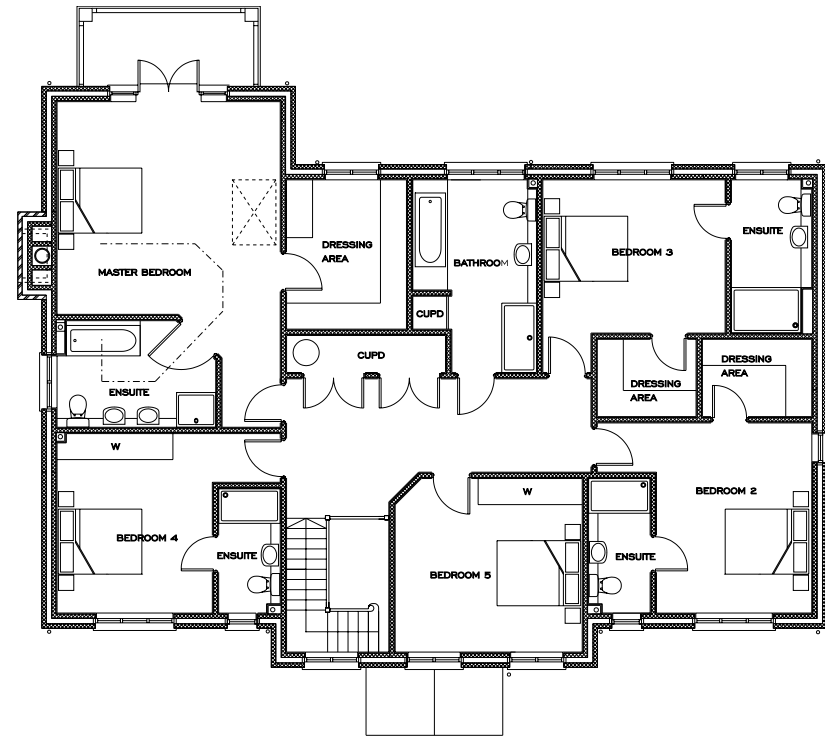
This substantial house emanates quality and prestige with large entrance hall leading to a range of generous reception rooms and a large kitchen, which is connected to a family room. Its five double bedrooms, each with dressing rooms or built in wardrobes are each served by separate bathrooms. The house has a beautiful landscaped garden, which backs onto the heathland with a diverse variety of mature trees bordering its boundary.



DRAWING ROOM	8.41M X 5.04M	27' 7" X 16' 6"
STUDY	5.04M X 3.23M	16' 6" X 10' 7"
DINING ROOM	5.20M X 4.43M	17' 0" X 14' 6"
FAMILY ROOM	5.20M X 4.91M	17' 0" X 16' 1"
UTILITY	5.20M X 2.28M	17' 0" X 7' 5"
KITCHEN	5.04M X 4.64M	16' 6" X 15' 2"
BED 1	5.14M X 4.90M	16' 10" X 16' 0"
BED 2	4.38M X 3.58M	14' 4" X 11' 8"
BED 3	4.20M X 3.53M	13' 9" X 11' 7"
BED 4	4.14M X 3.58M	13' 6" X 11' 9"
BED 5	4.31M X 4.00M	14' 2" X 13' 1"
BATHROOM	4.44M X 2.85M	14' 7" X 9' 4"



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**PLOT
3**

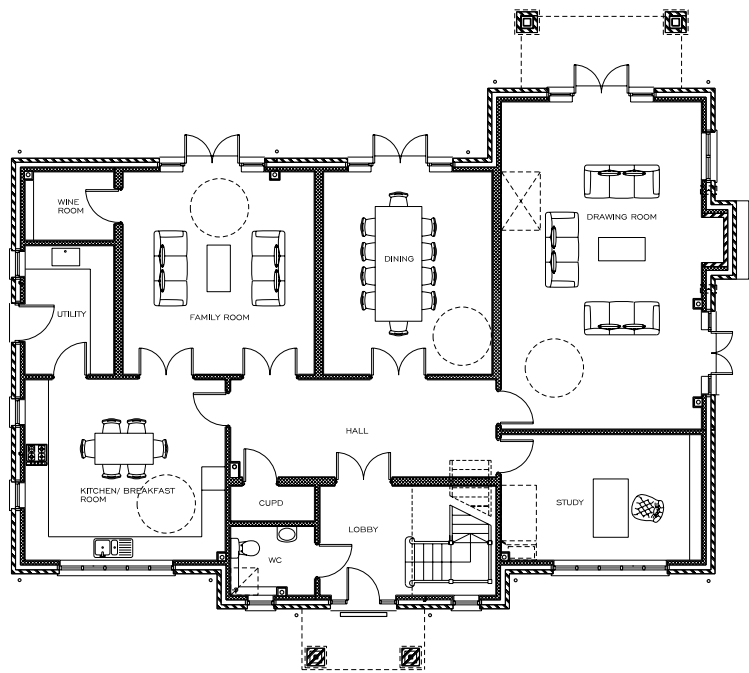
QUENELLS

6 BEDROOM DETACHED HOUSE

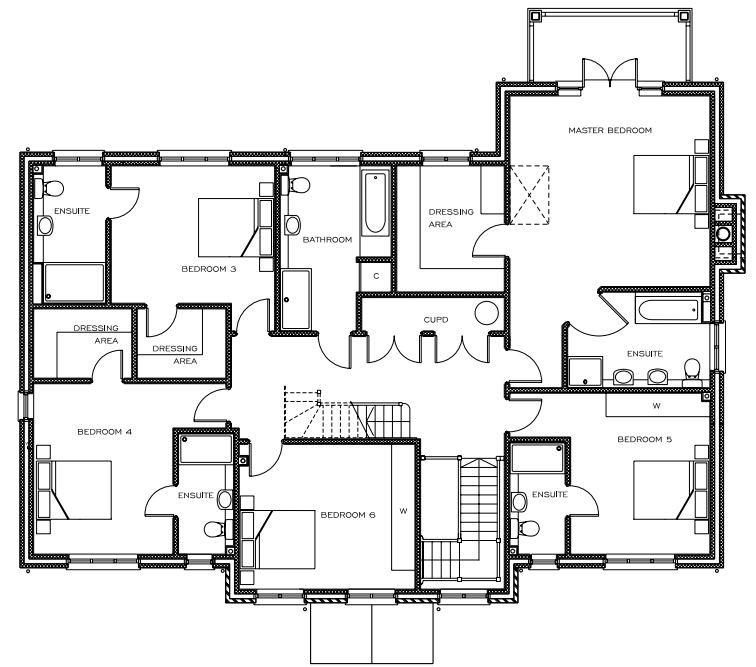
This is the largest house at Fidlers Green and enjoys a prominent but secure position within the development. Internally a discrete lobby opens up into an impressive hall, which accesses the generously proportioned reception rooms and kitchen. Its six double bedrooms, each with dressing rooms or built in wardrobes are served by separate bathrooms. Bedroom 2 occupies the entire second floor and offers excellent staff or guest accommodation. The house has a beautiful landscaped garden, which backs onto heathland with a diverse variety of mature trees on its boundary.



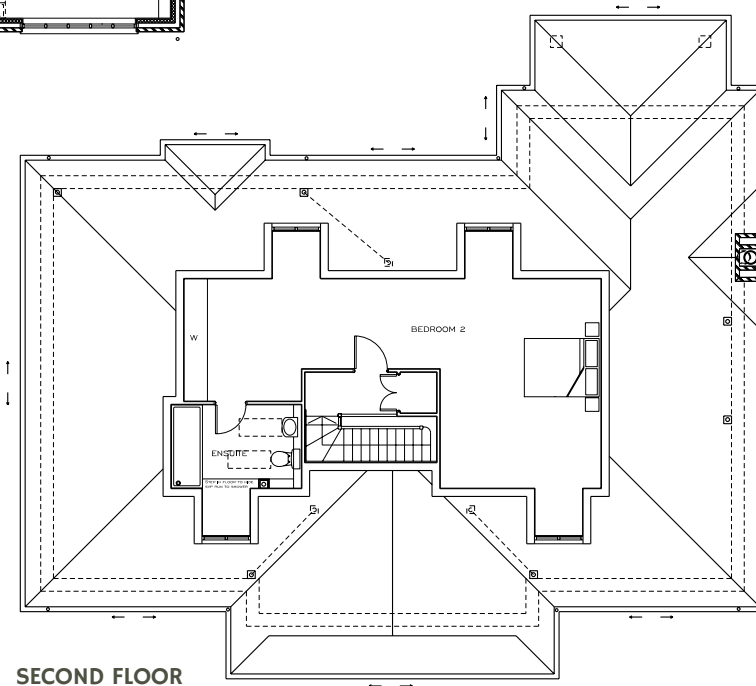
DRAWING ROOM	8.41M X 5.04M	27' 7" X 16' 6"
STUDY	5.04M X 3.23M	16' 6" X 10' 7"
DINING ROOM	5.20M X 4.43M	17' 0" X 14' 6"
FAMILY ROOM	5.20M X 4.91M	17' 0" X 16' 1"
UTILITY	5.20M X 2.28M	17' 0" X 7' 5"
KITCHEN	5.04M X 4.64M	16' 6" X 15' 2"
BED 1	5.14M X 4.90M	16' 10" X 16' 0"
BED 2	10.72M X 5.38M	35' 2" X 17' 7"
BED 3	4.20M X 3.53M	13' 9" X 11' 7"
BED 4	4.38M X 3.58M	14' 4" X 11' 8"
BED 5	4.14M X 3.58M	13' 6" X 11' 9"
BED 6	4.52M X 3.72M	14' 10" X 12' 2"
BATHROOM	4.44M X 2.85M	14' 7" X 9' 4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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PLOT
4

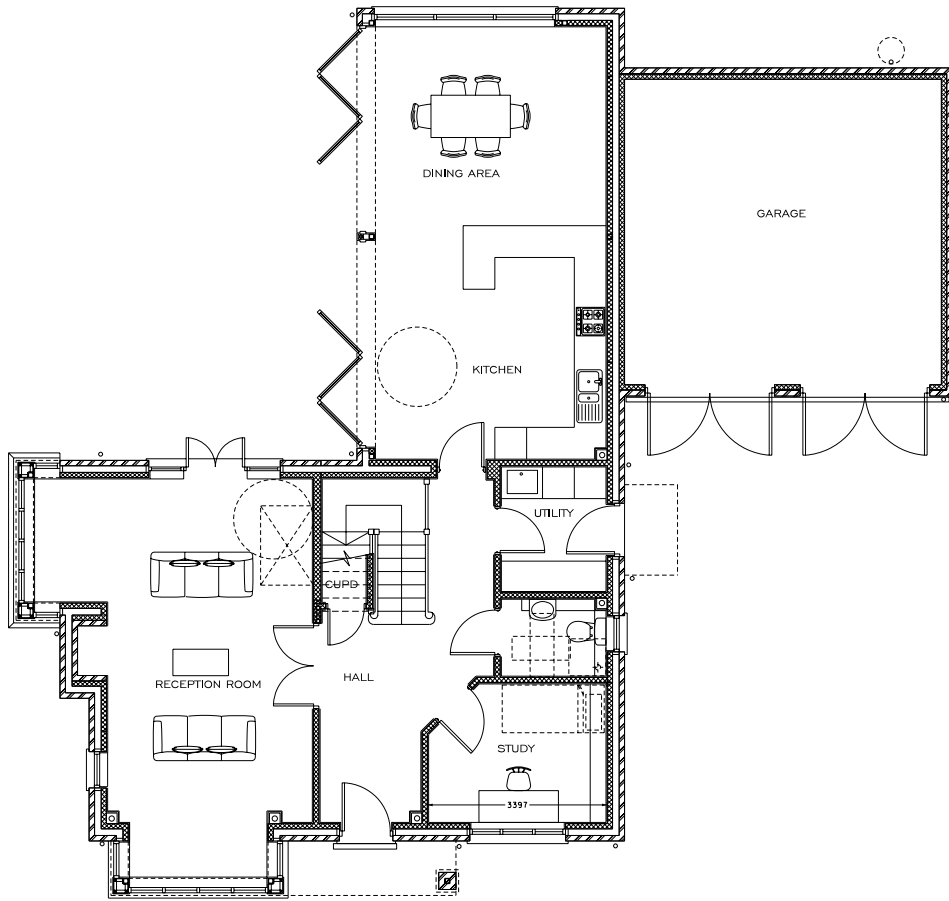
ASTLEY

3 BEDROOM DETACHED HOUSE

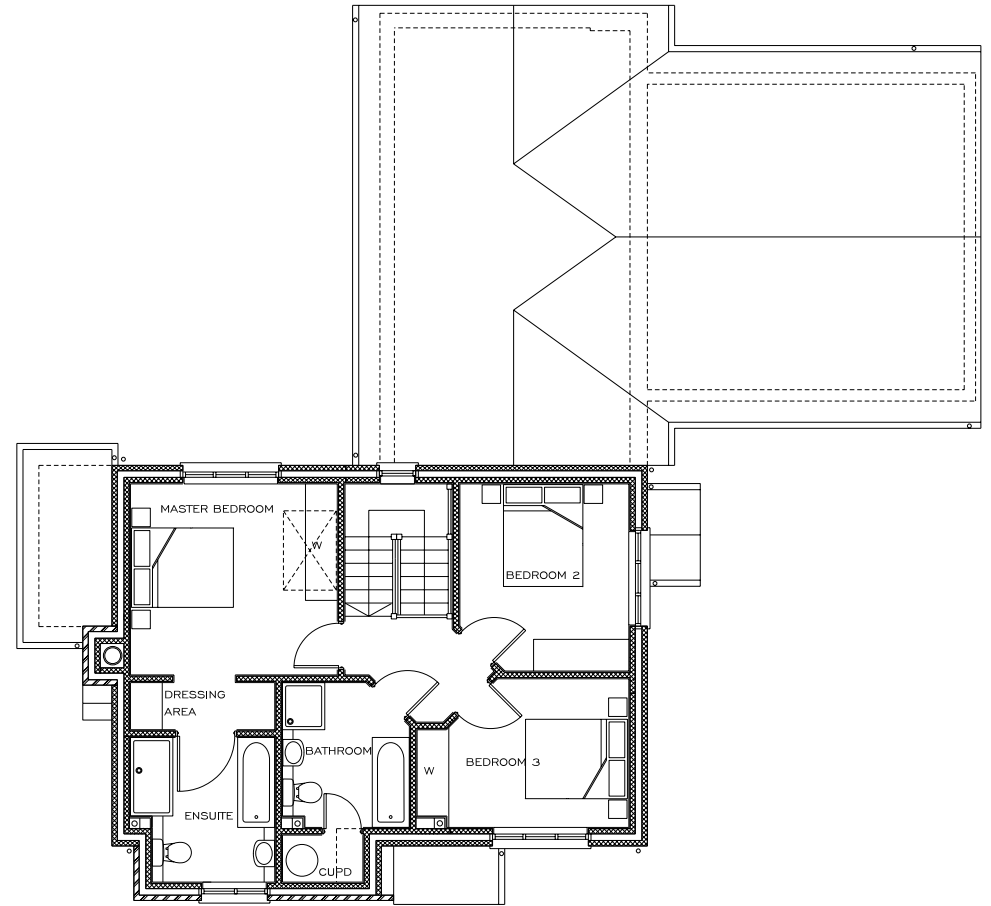
This house is sure to delight. The two storey frontage accommodates a large reception room, study and utility room plus three double bedrooms whereas an open plan kitchen/dining room occupies a single storey extension which has concertina doors opening up onto the garden to provide a wonderful space for entertaining or whiling away summer evenings.

RECEPTION ROOM	6.49M X 3.87M	21' 3" X 12' 8"
KITCHEN/DINING ROOM	8.17M X 4.41M	26' 9" X 14' 5"
UTILITY	2.35M X 1.98M	7' 8" X 6' 6"
STUDY	3.35M X 2.62M	11' 0" X 8' 7"
BED 1	3.91M X 3.61M	12' 10" X 11' 10"
BED 2	3.54M X 3.19M	11' 7" X 10' 5"
BED 3	4.00M X 2.81M	13' 1" X 9' 2"
BATHROOM	2.74M X 2.42M	9' 0" X 7' 11"





GROUND FLOOR



FIRST FLOOR





PLOT
5

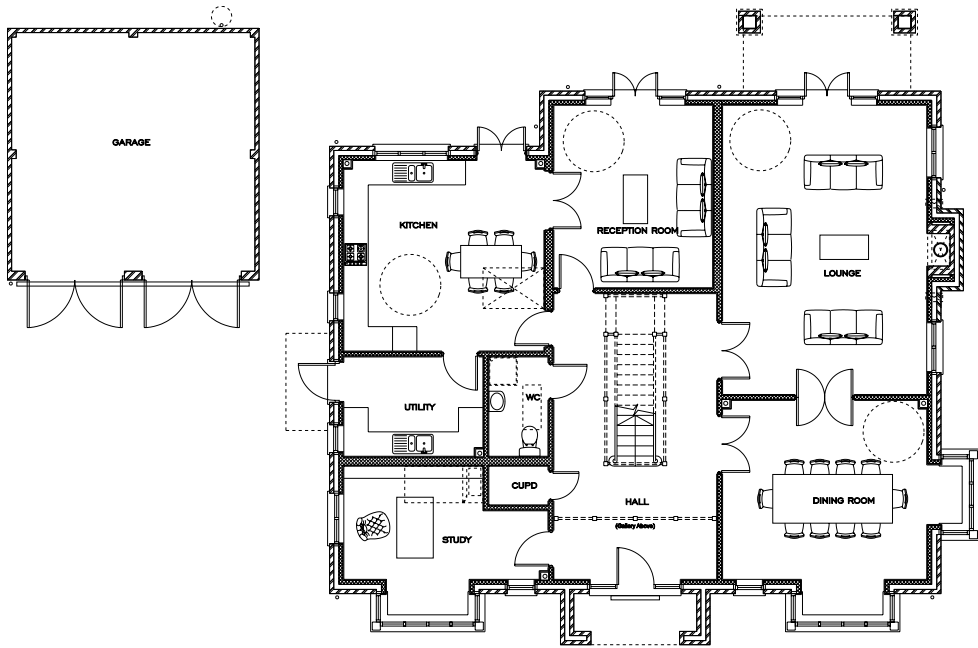
MARSTON

5 BEDROOM DETACHED HOUSE

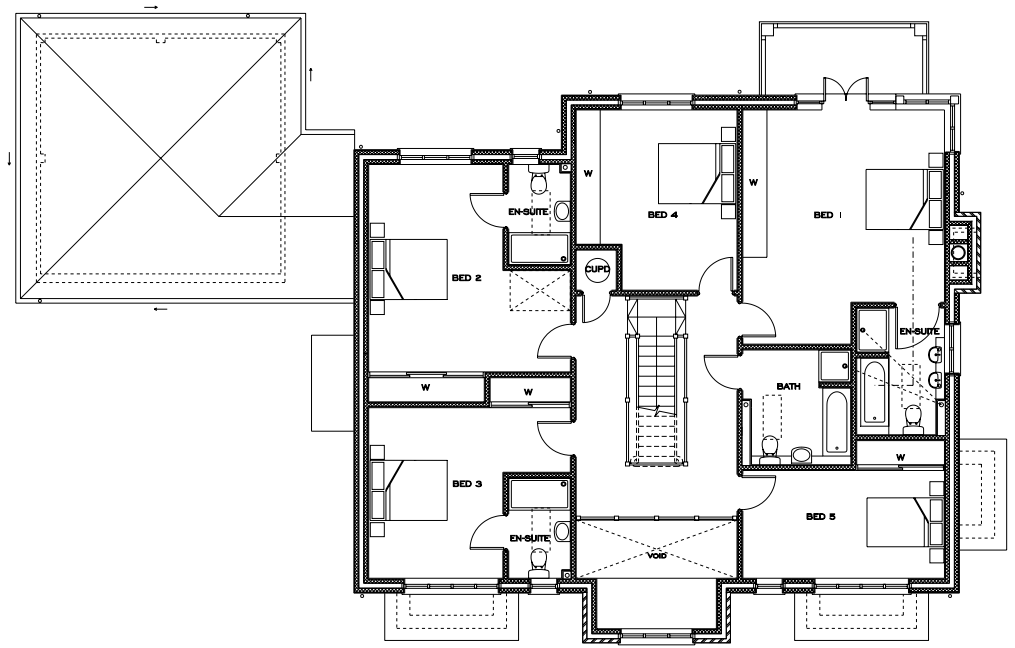
This house exudes quality. A beautiful entrance opens into a galleried hall with central staircase. The hall leads to a range of generous reception rooms and a large kitchen, which is connected to a family room. Its five double bedrooms, each with dressing rooms or built in wardrobes are each served by separate bathrooms. The property is located in the heart of the development alongside the green with views over pastureland at the rear and therefore offers a serene but secure position.



LOUNGE	7.13M X 5.03M	23' 4" X 16' 6"
DINING ROOM	5.03M X 4.41M	16' 6" X 14' 5"
RECEPTION	4.50M X 3.91M	14' 9" X 12' 10"
KITCHEN	4.93M X 4.69M	16' 2" X 15' 4"
UTILITY	3.43M X 2.45M	11' 3" X 8' 0"
STUDY	4.93M X 2.79M	16' 2" X 9' 2"
BED 1	5.84M X 5.03M	19' 2" X 16' 6"
BED 2	5.18M X 5.03M	17' 0" X 16' 6"
BED 3	5.03M X 4.26M	16' 6" X 13' 11"
BED 4	4.50M X 4.01M	14' 9" X 13' 1"
BED 5	5.03M X 2.69M	16' 6" X 8' 10"
BATHROOM	2.86M X 2.69M	9' 4" X 8' 10"



GROUND FLOOR



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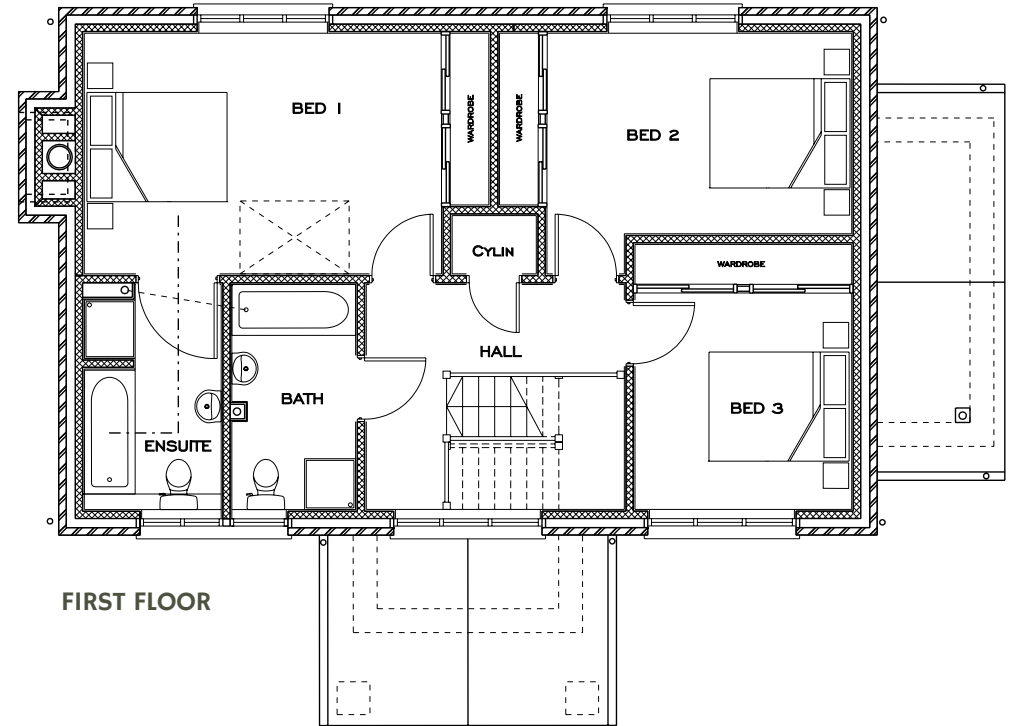
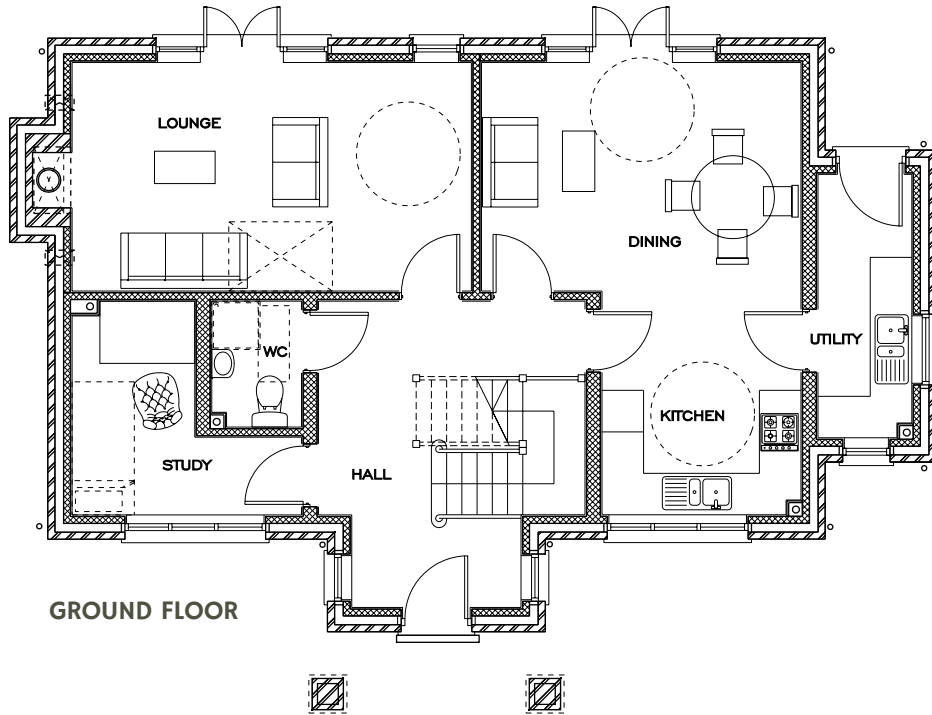
LANGDALE

3 BEDROOM DETACHED HOUSE

This pretty house overlooks the green at the front while backing onto a glorious heathland with beautiful mature trees. On the ground floor a large hall, open plan kitchen/dining room and spacious lounge give a light airy ambience while the study and utility rooms provide tidy and functional areas. There are three double bedrooms, which each have fitted wardrobes and are served by either an en-suite or a shared family bathroom.

LOUNGE	5.77M X 3.31M	18' 11" X 10' 10"
DINING ROOM/KITCHEN	6.54M X 4.62M	21' 5" X 15' 2"
STUDY	3.32M X 3.09M	10' 10" X 10' 1"
UTILITY	3.81M X 1.36M	12' 6" X 4' 5"
BED 1	4.91M X 3.31M	16' 1" X 10' 10"
BED 2	4.18M X 3.31M	13' 7" X 10' 10"
BED 3	2.97M X 2.97M	9' 9" X 9' 9"
BATHROOM	3.09M X 1.70M	10' 1" X 5' 6"







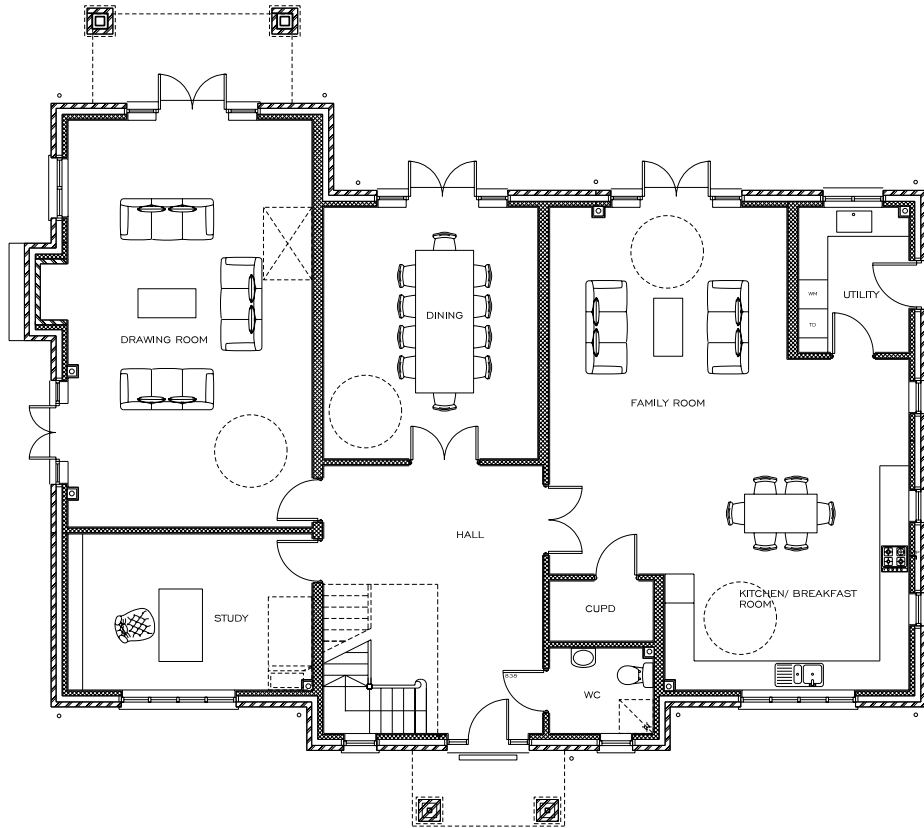
MONTROSE

5 BEDROOM DETACHED HOUSE

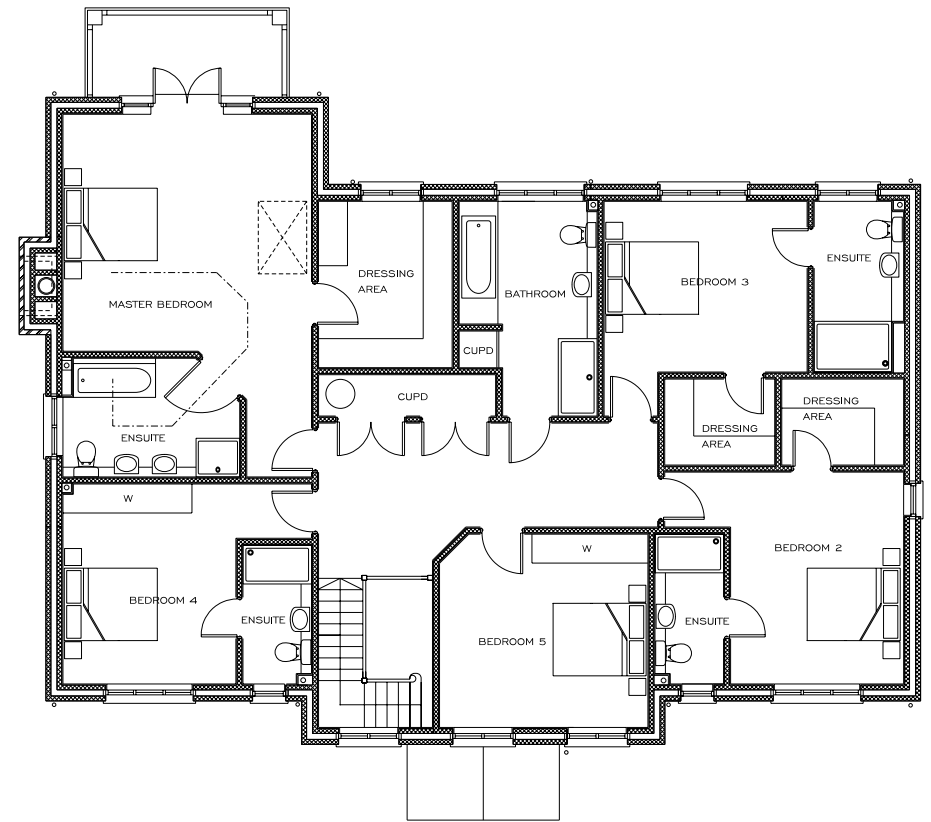
This substantial house enjoys a secluded position by the green with views over pastureland and rolling hills to the rear. An imposing façade is complemented internally with a large entrance hall leading to a range of generous reception rooms and a large kitchen, which is connected to a family room. Its five double bedrooms, each with dressing rooms or built in wardrobes are each served by separate bathrooms.



DRAWING ROOM	8.41M X 5.04M	27' 7" X 16' 6"
STUDY	5.04M X 3.23M	16' 6" X 10' 7"
DINING ROOM	5.20M X 4.43M	17' 0" X 14' 6"
FAMILY ROOM	5.20M X 4.91M	17' 0" X 16' 1"
UTILITY	5.20M X 2.28M	17' 0" X 7' 5"
KITCHEN	5.04M X 4.64M	16' 6" X 15' 2"
BED 1	5.14M X 4.90M	16' 10" X 16' 0"
BED 2	4.38M X 3.58M	14' 4" X 11' 8"
BED 3	4.20M X 3.53M	13' 9" X 11' 7"
BED 4	4.14M X 3.58M	13' 6" X 11' 9"
BED 5	4.31M X 4.00M	14' 2" X 13' 1"
BATHROOM	4.44M X 2.85M	14' 7" X 9' 4"



GROUND FLOOR



FIRST FLOOR





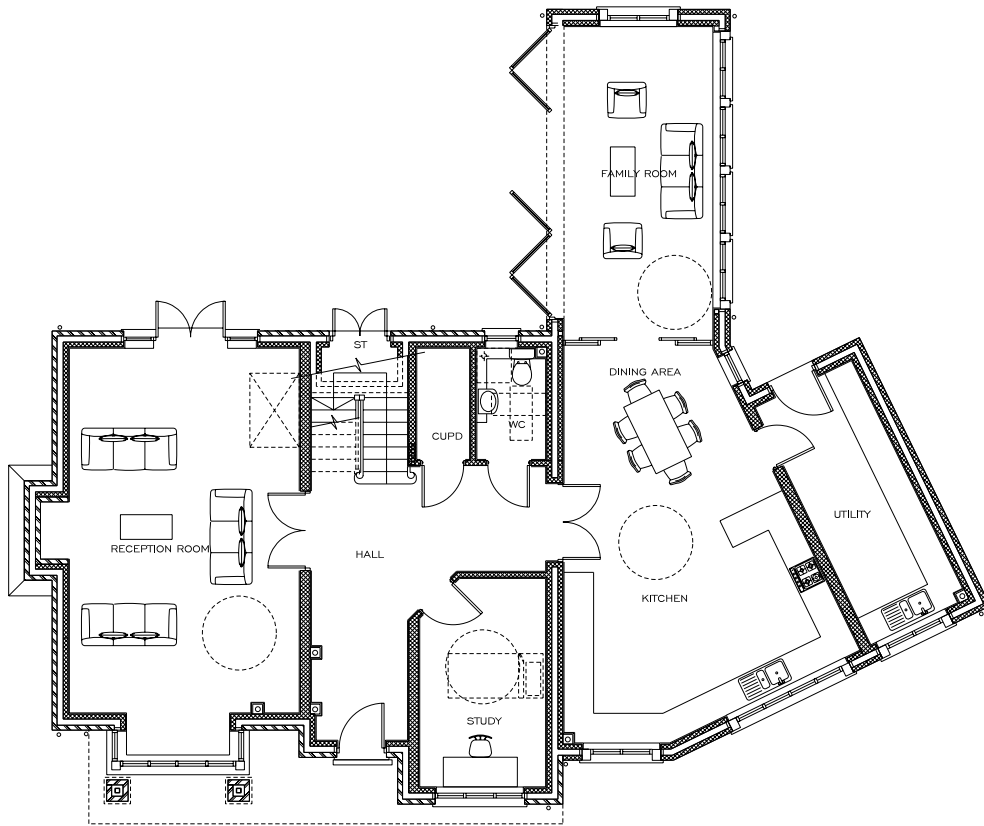
**PLOT
16**

STRATTON

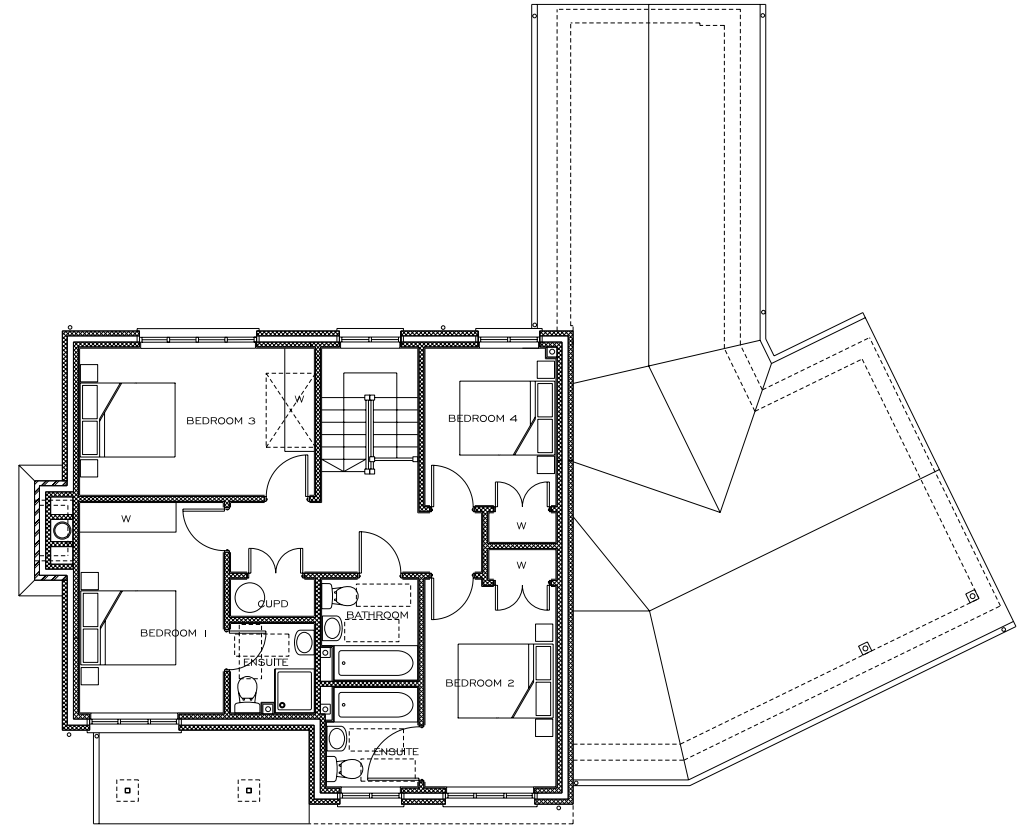
5 BEDROOM DETACHED HOUSE

This home occupies an elevated position opposite the green. The house uses traditional materials externally in keeping with the local village. The internal space includes a spacious hall opening onto a lounge and study, and, leading to a large kitchen/dining area with a family room attached. Upstairs there are five bedrooms with four bath/shower rooms.

RECEPTION	7.39M X 4.66M	24' 2" X 15' 3"
STUDY	4.22M X 2.55M	13' 10" X 8' 4"
UTILITY	5.35M X 2.17M	17' 6" X 7' 1"
KITCHEN/DINING ROOM	14.52M X 6.00M TO 3.02M	47' 7" X 19' 8" TO 9' 10"
BED 1	5.58M X 4.22M	18' 1" X 13' 10"
BED 2	4.26M X 2.91M	13' 11" X 9' 6"
BED 3	3.89M X 2.65M	12' 9" X 8' 8"
BED 4	4.76M X 2.98M	15' 7" X 9' 9"
BED 5	2.98M X 2.65M	9' 9" X 8' 8"
BATHROOM	2.05M X 1.95M	6' 8" X 6' 5"



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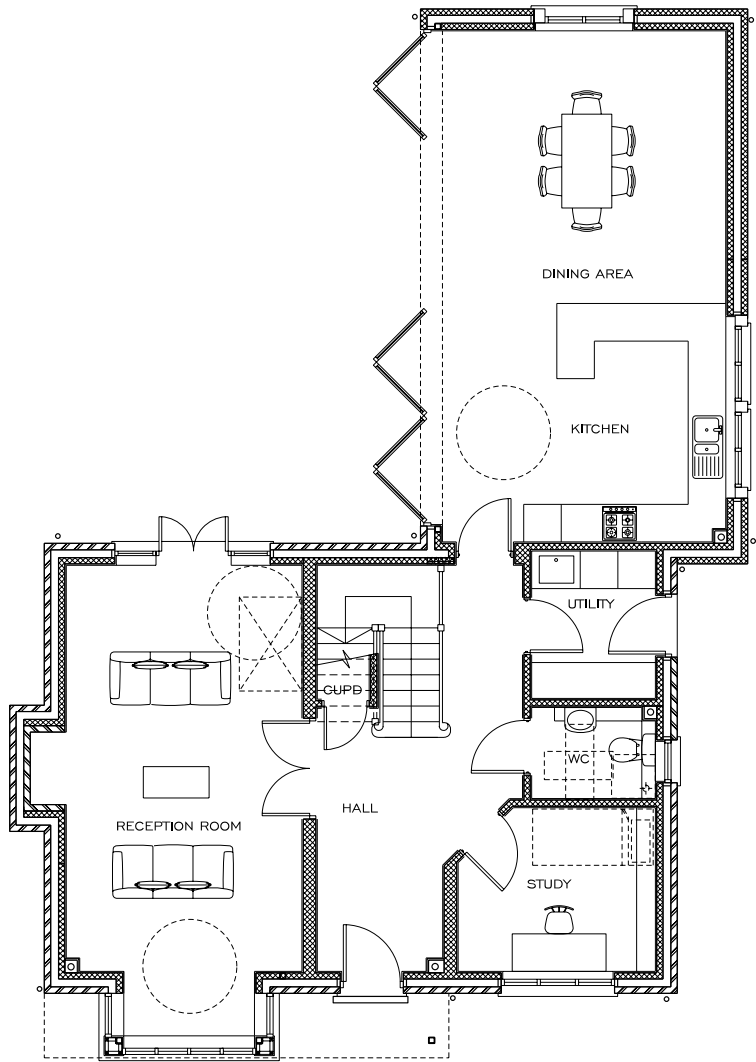
**PLOT
17**

ALDBOURNE

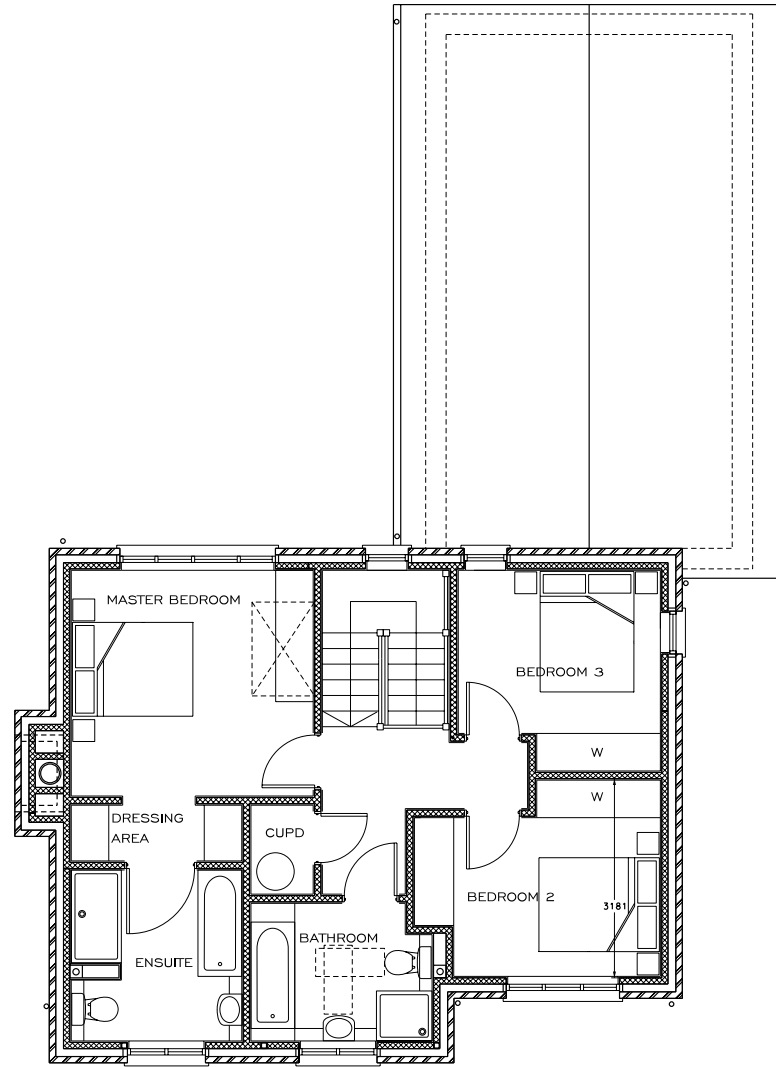
3 BEDROOM DETACHED HOUSE

A pretty house with hidden depths. This house combines a two storey frontage which accommodates a large reception room, study and utility room plus three double bedrooms together with an open plan kitchen/dining room in a single storey extension which has concertina doors to open up onto the garden and provide a wonderful space for entertaining or whiling away summer evenings.

RECEPTION	6.49M X 3.77M	21' 3" X 12' 4"
STUDY	3.20M X 2.62M	10' 5" X 8' 7"
UTILITY	2.35M X 1.98M	7' 8" X 6' 6"
KITCHEN/DINING ROOM	8.17M X 4.58M	26' 9" X 15' 0"
BED 1	3.87M X 3.61M	12' 8" X 11' 10"
BED 2	3.93M X 3.14M	12' 10" X 10' 3"
BED 3	3.23M X 3.21M	10' 7" X 10' 6"
BATHROOM	2.90M X 2.20M	9' 6" X 7' 2"



GROUND FLOOR



FIRST FLOOR





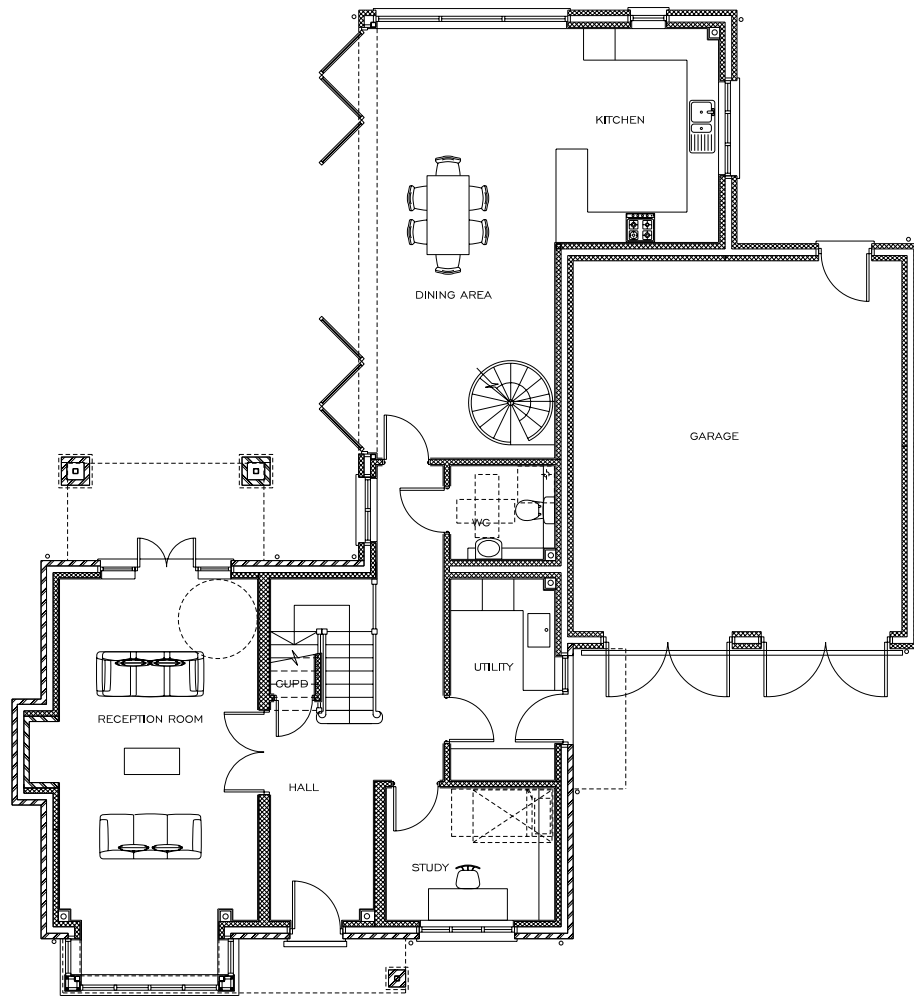
PLOT
18

TURNHAM

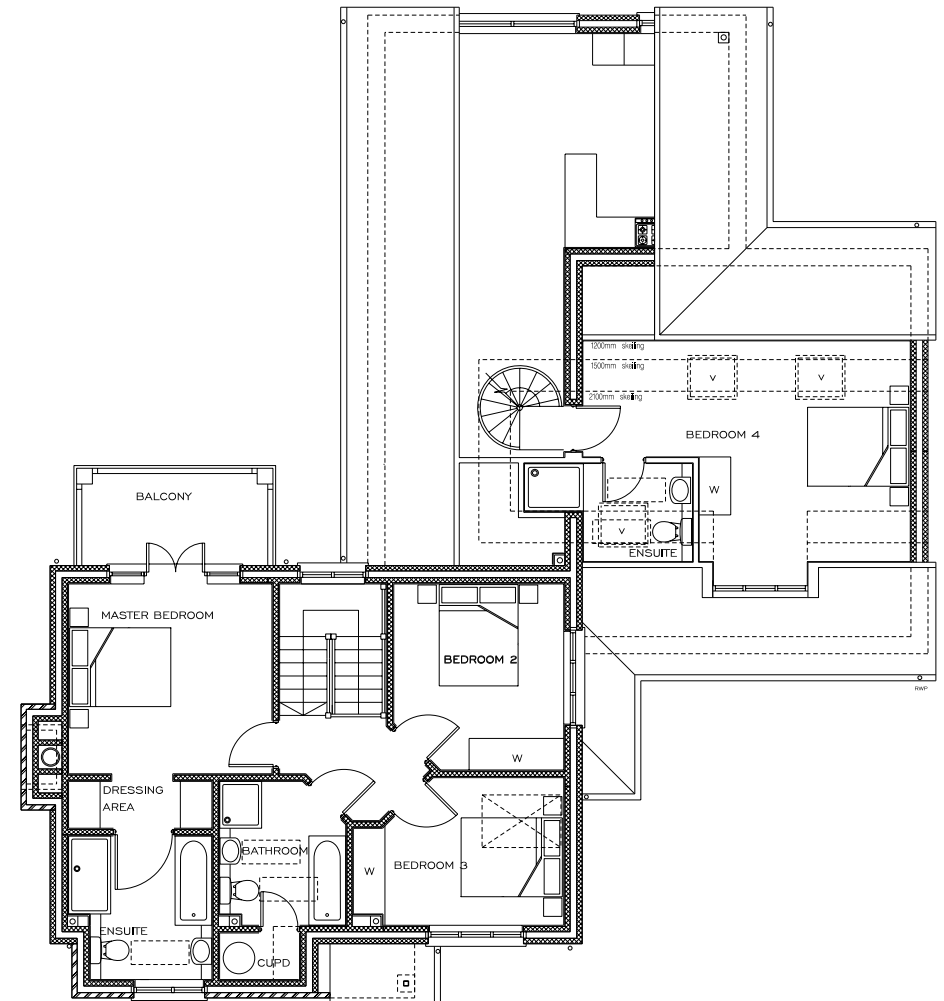
4 BEDROOM DETACHED HOUSE

Behind a modest but beautiful façade this house opens up to reveal a wonderful airy ambience and a layout designed to inspire the best from modern living. A central hall leads to a large formal reception room and study as well as a large single storey, open plan kitchen/dining area with a vaulted ceiling and concertina doors which link the internal space to a stunning garden setting. The balconied master bedroom and two further bedrooms are accessed from the main staircase whereas bedroom 4 enjoys private access via an ornamental circular staircase rising from the vaulted family room.

RECEPTION	6.49M X 3.77M	21' 3" X 12' 4"
STUDY	3.25M X 2.52M	10' 8" X 8' 3"
UTILITY	3.83M X 1.98M	12' 6" X 6' 6"
KITCHEN/DINING ROOM	8.17M X 6.54M	26' 9" X 21' 5"
BED 1	3.81M X 3.61M	12' 6" X 11' 10"
BED 2	3.54M X 3.23M	11' 7" X 10' 7"
BED 3	4.00M X 2.80M	13' 1" X 9' 2"
BED 4	6.25M X 4.20M	20' 6" X 13' 9"
BATHROOM	2.74M X 2.40M	9' 0" X 7' 10"



GROUND FLOOR



FIRST FLOOR

