

Appendix 9 Sunken garden 1 29.11.19



Appendix 10 Sunken garden 2 29.11.19



Appendix 11 Sunken garden 3 29.11.19



Appendix 12 Aerial photograph 29 October 1969 29.11.19



Appendix 13 Aerial photograph 7 August 1988 29.11.19



THE HALLAMS

BLACKHEATH • SURREY





THE HALLAMS

LITTLEFORD LANE • BLACKHEATH • SURREY

An exceptional opportunity in a stunning rural position

Land: In all about 5 hectares (12.4 acres)

Buildings: In all about 1,385 sq.m (14,908 sq.ft) (GIA)

For sale freehold



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

(All distances and times are approximate)



- Guildford 5 miles
(London Waterloo 35 minutes)
- Godalming 4 miles
- Cranleigh 6 miles
- Dorking 11 miles



- A3 – 6 miles
- M25 (Junction 10) – 13 miles
- A3 6 miles
- M25 (Junction 9) 20 miles
- Central London 35 miles



- St Catherine's in Bramley
- Longacre in Shamley Green
- The Duke of Kent in Ewhurst
- Charterhouse in Godalming
- Cranmore at Horsley
- Guildford High School and The Royal Grammar School



- Heathrow – 30 miles
- Gatwick – 23 miles



- Bramley
- Guildford
- West Surrey



- Sandown – Esher
- Ascot
- Epsom



The surrounding Surrey Hills Area of Outstanding Natural Beauty offers miles of paths for walking and riding, including the North Downs Way and the Wey South Path offering a delightful riverside walk into Guildford.





Historical and architectural note

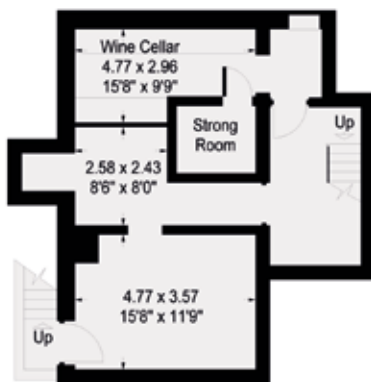
- The Hallams was built by the renowned architect Richard Norman Shaw who has been described as "the most influential and successful of all Late Victorian architects in Great Britain...". Shaw designed many of the most important country houses in Surrey, Sussex and Kent and during his 35 year career his style varied from High Victorian Gothic to Old English, Edwardian new Baroque and Queen Anne styles of architecture. The Hallams is Shaw's last medieval hall plan house.
- The property was built in circa 1895 for Charles Hodgson a Lancashire Brewer as his private residence, who moved his business to Kingston around this time. Subsequent to this The Hallams has been occupied by a variety of organisations, during the Second World War it was requisitioned by the Army and later was a Ballet school and a guest house before being acquired by G C Bateman Opticians as their Head office in 1979.

The Hallams

- A stunning Grade II listed country property in need of restoration, providing an exceptional opportunity in a stunning setting. Internally there are a wealth of period features including solid wood panelling and doors, beautiful stone carved fireplaces as well as stone mullioned and lead light windows.
- The property is situated in an area of some 250 acres of heathland and common land in the heart of the Surrey Hills, an area designated as an Area of Outstanding Natural Beauty. Accessed from Littleford Lane and along a shared drive flanked with woodland, a private drive then continues through a set of gates to a large parking area to the north of the property.
- A series of fine receptions rooms are situated off a Great Hall, which is overlooked by a gallery and could be arranged as; a drawing room, a dining or games room, a large kitchen/ breakfast room and a family room. The majority of these rooms face due south and enjoy the beautiful rural outlook over the garden and beyond. Situated to the east of the property is an area that could be used as secondary accommodation and has its own separate access.
- On the first floor, many smaller bedrooms could be combined to create much larger bedroom suites, some of which having dressing rooms. On the top floor is a kitchen and further reception/ bedroom space providing a good sized flat, The views from the majority of the bedrooms are over the undulating Surrey countryside.



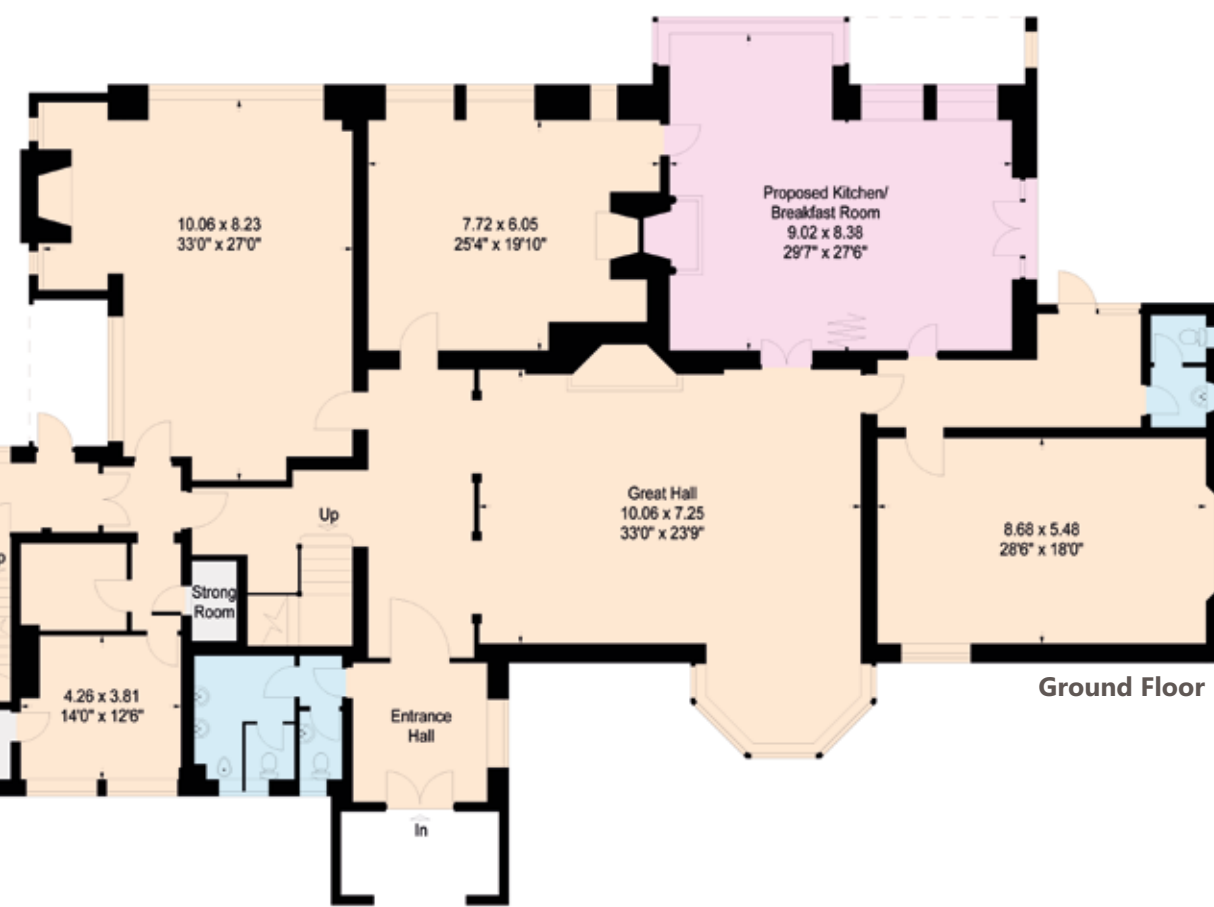




Cellar



Annexe

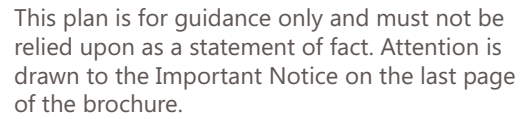


Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

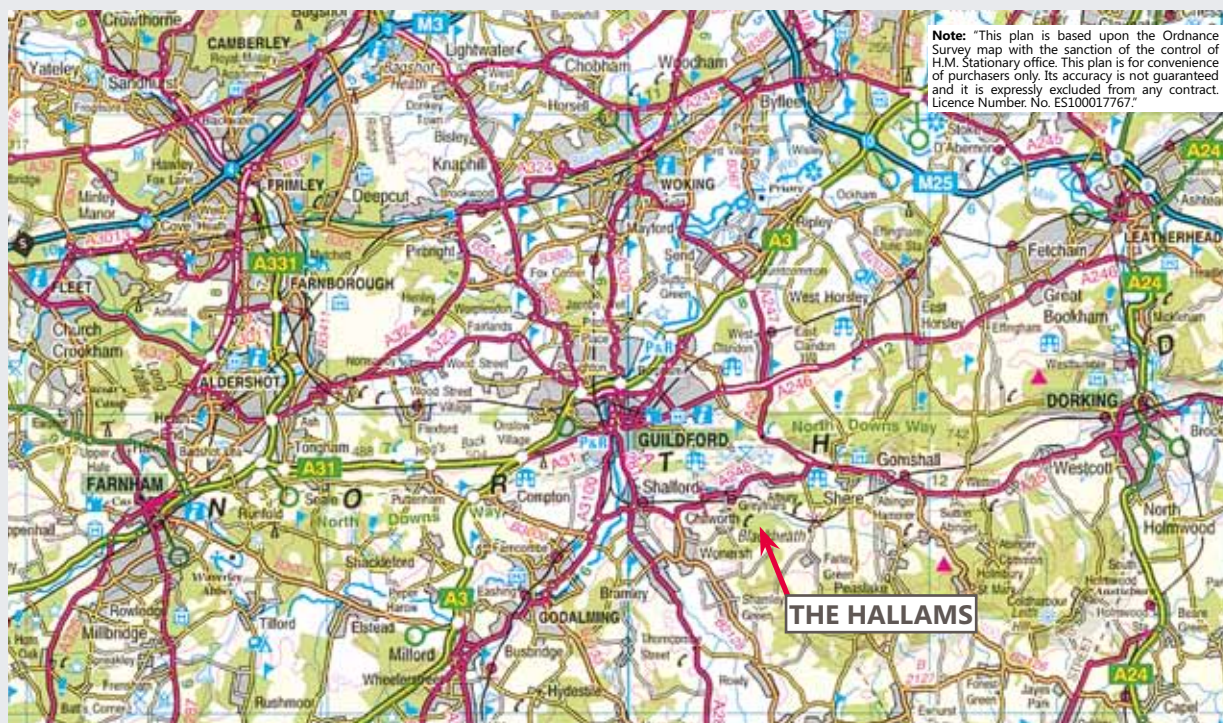
Total - 1385 sq.m. / 14908 sq.ft.



Garden and grounds

- The gardens and grounds are undoubtedly a very special feature of the property and provide a beautiful setting and outlook. The grounds extend to about 12.4 acres and comprise both formal and informal areas with sweeping lawns, mature trees, shrubs and woodland.
- To the rear is a wide south facing area of lawn and from here you can enjoy the panoramic views across the surrounding countryside.
- To the north of the house is a wide lawn which is bordered by a wide variety of mature specimen and native trees and shrubs including a magnificent bank of rhodendrons. There is extensive car parking at the property and garaging.
- The garden of the property is designated common land however, the grazing rights have been removed.





Services

We are informed by the vendors that the property has mains water and electricity. Calor gas fired central heating and private drainage.

Fixtures and fittings

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

Local Authority

Waverley Borough Council: Tel 01483 523333.

Directions (GU4 8QZ)

From Guildford, proceed south on the A281 towards Horsham. In Shalford, continue over the railway bridge and immediately after turn left towards the A248. After 100 yards, at the next junction, turn left continuing onto the A248. After 0.9 miles, at a sharp left hand bend, leave the road, continuing straight on towards Wonerish. Follow for 0.5 miles and then turn left into Blackheath Lane, signposted to Barnett Hill and Blackheath. On entering Blackheath turn right down Littleford Lane. Proceed for 0.2 mile and drive for The Hallams' will be found on the left hand side. There is no signpost on the lane.

Viewings

All viewings strictly by appointment with the joint agents.

Important Notice

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Particulars dated: May 2013.

Photographs dated: May 2013.

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