



Woodmead, Hascombe, Surrey





In private mature gardens, between Hascombe and Godalming.

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Dining room | Study

Kitchen/ breakfast room leading to Family room | Cloakroom | Utility

Boot room | Rear lobby

First Floor

Principal bedroom suite with bathroom and dressing room

4 further bedrooms | 3 further bath/shower rooms (one en suite)

Outbuildings

Double garage incorporating ancillary accommodation above

Gym with adjoining wet room, sauna and cloakroom

Further double garage

Garden and Grounds

Swimming pool and tennis court (both requiring renovation)

Garden

In all about 4.83 acres



Guildford
2-3 Eastgate Court, High Street
Guildford, Surrey
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com

Situation

Woodmead House is located between Godalming and the picturesque village of Hascombe, which has a beautiful 13th century church and a traditional pub, The White Horse. There are extensive shopping facilities in Godalming and Guildford.

There are many excellent schools close by including Charterhouse, St Hillary's, the 6th Form College and Prior's Field in Godalming, Aldro and Longacre in Shackleford, St Catherine's in Bramley, Cranleigh School, The Royal Grammar School and The High School in Guildford.

There are numerous golf clubs close by including West Surrey, Bramley, Hurtmore and Chiddingfold. There is horse racing at Epsom, Sandown Park and Goodwood with polo at Ewhurst and Cowdray Park.

The surrounding Surrey Hills offer unrivalled opportunities for riding, walking or cycling in some of the county's most beautiful scenery. Right on the doorstep, Winkworth Arboretum is worth a visit at any time of year.

Distances

Godalming 3 miles (London Waterloo from 43 minutes),
Cranleigh 5 miles, Guildford 7 miles (London Waterloo from 35 minutes),
Central London 41 miles, the A3 Milford 4.5 miles, M25 (Wisley Junction 10) 16 miles, London Heathrow 36 miles, London Gatwick 25 miles
(Distances and times approximate)



Woodmead House

Woodmead House is a striking country home, believed to date back to the 1930's with later extensions. The house was subject to a refurbishment project by the previous owners and modernised to a high standard - is ideal for modern family living. The accommodation extends to over 4111 sq.ft arranged over two floors, with the space being well-balanced between formal and informal living areas. The quality is very evident incorporating the feature staircase and a wealth of oak work and panelling. The principal rooms feature impressive fireplaces, window seats and decorative corncicing.

The large bespoke kitchen is the focal point of the house being well equipped, with a central work island and fitted Wolf appliances, a Subzero fridge freezer, oil-fired Aga and a pantry. At the bottom end of this is the breakfast area leading into the fabulous family room with stunning windows and doors to outside. In addition is the boot room, complete with dog washing area and the utility room.

On the first floor is the generous sized principal bedroom suite with a spacious en suite bathroom and dressing room, which enjoys views out over the gardens. There is an en suite guest bedroom and three further spacious bedrooms, a family bathroom and shower room.



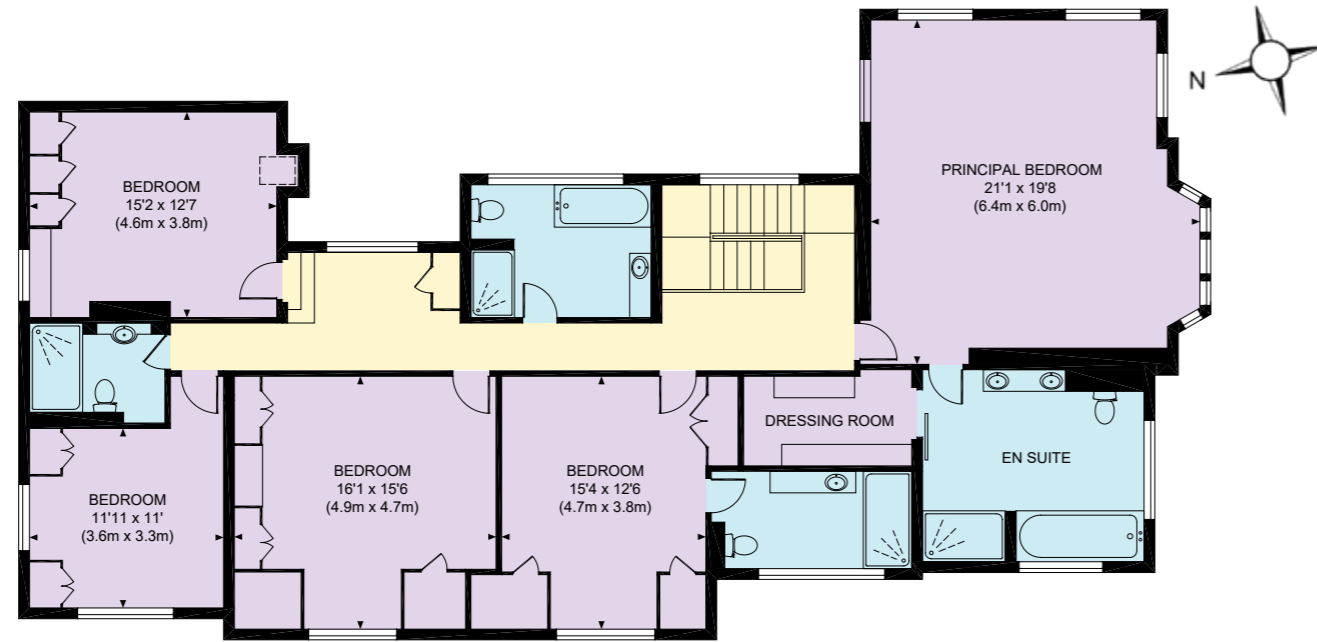


Approximate Gross Internal Floor Area

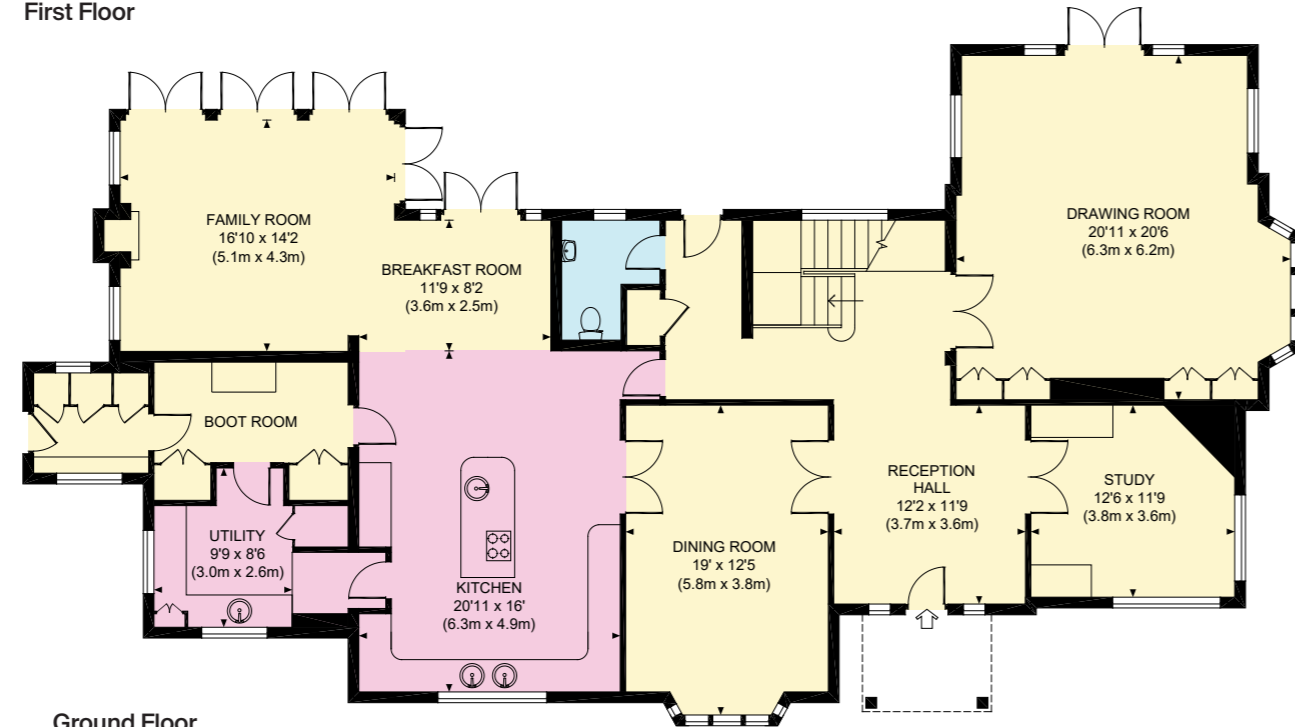
Main House: 4111 sq ft / 382.0 sq m

Outbuildings: 2245 sq ft / 208.6 sq m

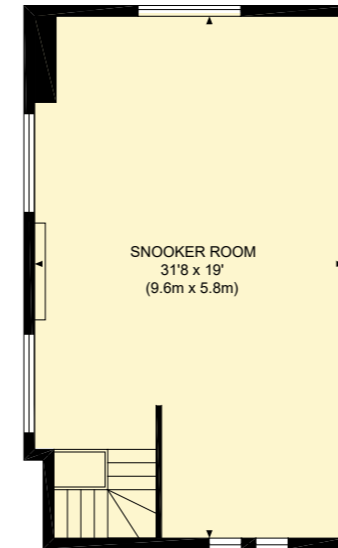
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



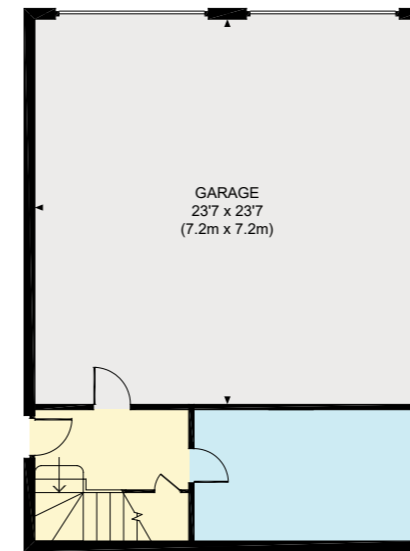
First Floor



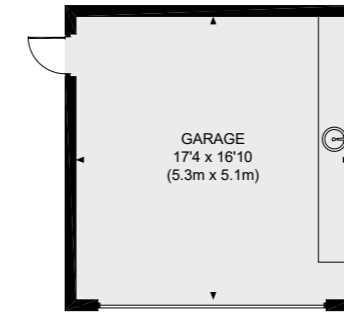
Ground Floor



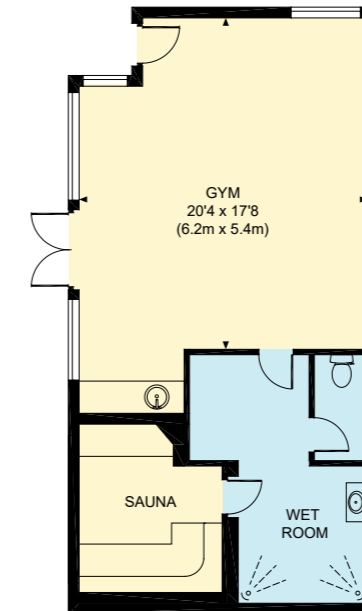
First Floor



Ground Floor



Not shown in actual location/orientation



Not shown in actual location/orientation





Gym



Gym



Gym

Outbuildings

Situated to the north of the house are a range of outbuildings comprising:

Double garage with adjoining bathroom and stairs leading to ancillary accommodation on the first floor. Adjacent to this is the wooden clad gym building complete with steam room, wet room and cloakroom. In addition, is a further double garage.

Garden and Grounds

Woodmead House is approached through double gates into an impressive carriage driveway, with a turning circle to the front of the house.

The gardens are mainly laid to grass with some superb mature specimen trees, an ornamental pond and a paved terrace abutting the back of the house. These extend in an easterly direction into a wooded area with the adjoining Winkworth Arboretum beyond. There is also a hard tennis court and swimming pool, both in need of refurbishment.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Services

We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

Local Authority

Waverley Borough Council
Tel: 01483 523333

Energy Performance Certificate

Rating: Band D

Directions (Postcode: GU8 4AD)

From London proceed south on the A3. Approximately 3.5 miles after the main Guildford exit, take the slip road signposted to Godalming. At the bottom of the slip road turn left onto the B3000. Continue for about 2.5 miles and at the roundabout turn right and continue into Godalming. Proceed over the first roundabout and at the second turn left onto the Flambard Way. At the second set of traffic lights turn left onto the Brighton Road (B2130) signposted to Hascombe. Follow this road towards Hascombe, passing Winkworth Arboretum on your left hand side and Woodmead House will be found on the left hand side about 100 yards before the sharp left hand bend, before you head down the hill into Hascombe.

Viewings

Viewing is strictly by appointment through Knight Frank.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2021. Photographs and videos dated November 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Your partners in property for 125 years

