



East Broomhill

Sandhills, Godalming, Surrey







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A recently refurbished wing of a substantial country house with stunning views.

Accommodation

Entrance hall | Sitting room | Kitchen/dining room | Utility room and cloakroom | Family room | Bedroom | Shower room
Lower ground floor bedroom | shower room | Wine store
3 further bedrooms | Family bathroom | En suite shower room | En suite cloakroom
Double garage | Garden stores | Gardens

In all approximately one acre



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Situation

East Broomhill sits in a desirable elevated position with far reaching southerly views. The hamlet of Sandhills provides both superb country living as well as being very convenient with access, via a footpath, to Witley Station and good road access to the A283. There is a wonderful network of footpaths and bridleways locally, as well as the well-respected public house The Dog & Pheasant at Brook.

Communications are excellent with the A3 approximately 4 miles and the M25 approximately 18.9 miles, providing access to London, the south coast, Gatwick and Heathrow as well as the M25 and national motorway network.

(Distances and times approximate)

Shopping

Witley Village centre 1.3 miles

Brook 0.8 miles

Hambledon Village shop 1.7 miles

Guildford 10.1 miles

Central London 42.3 miles

Schools

Charterhouse, Godalming

Cranleigh School

Guildford High School

The Royal Grammar School, Guildford

Prior's Field, Godalming

Aldro, Shackleford

St Catherine's, Bramley

King Edward's and Barrow Hills, Witley

Communications

Trains: Witley 0.75 miles (London Waterloo from 55 minutes), Godalming 5.2 miles (London Waterloo from 46 mins)



Roads: A3 Milford 4 miles, M25 (Wisley Junction 10) 18.9 miles

Airports: London Heathrow 33.2 miles, London Gatwick 32.7 miles

Amenities

Racing: Goodwood

Polo: Cowdray Park

Golf: West Surrey, Chiddingfold

Sailing: Chichester Harbour





East Broomhill

East Broomhill is a remarkable family home, being the wing of a traditional house recently modernised and refurbished to provide modern and light family and entertaining spaces over four floors. Approached from a generous hall, steps lead down to the fabulous sitting room, with a wood burning stove and which has doors and windows overlooking the garden.

In addition to the family room with its extensive storage and French windows, there is the hub of the house being a generous kitchen/dining room with fantastic windows providing an incredible light and airy feeling room. In

addition, on the ground floor there is a rear hall and cloakroom, as well as a bedroom and shower room. On the first and second floors there are three further bedrooms, a family bathroom, large en suite shower room and en suite cloakroom. On the lower ground floor is bedroom 5 as well as a further shower room and wine store.

Outside

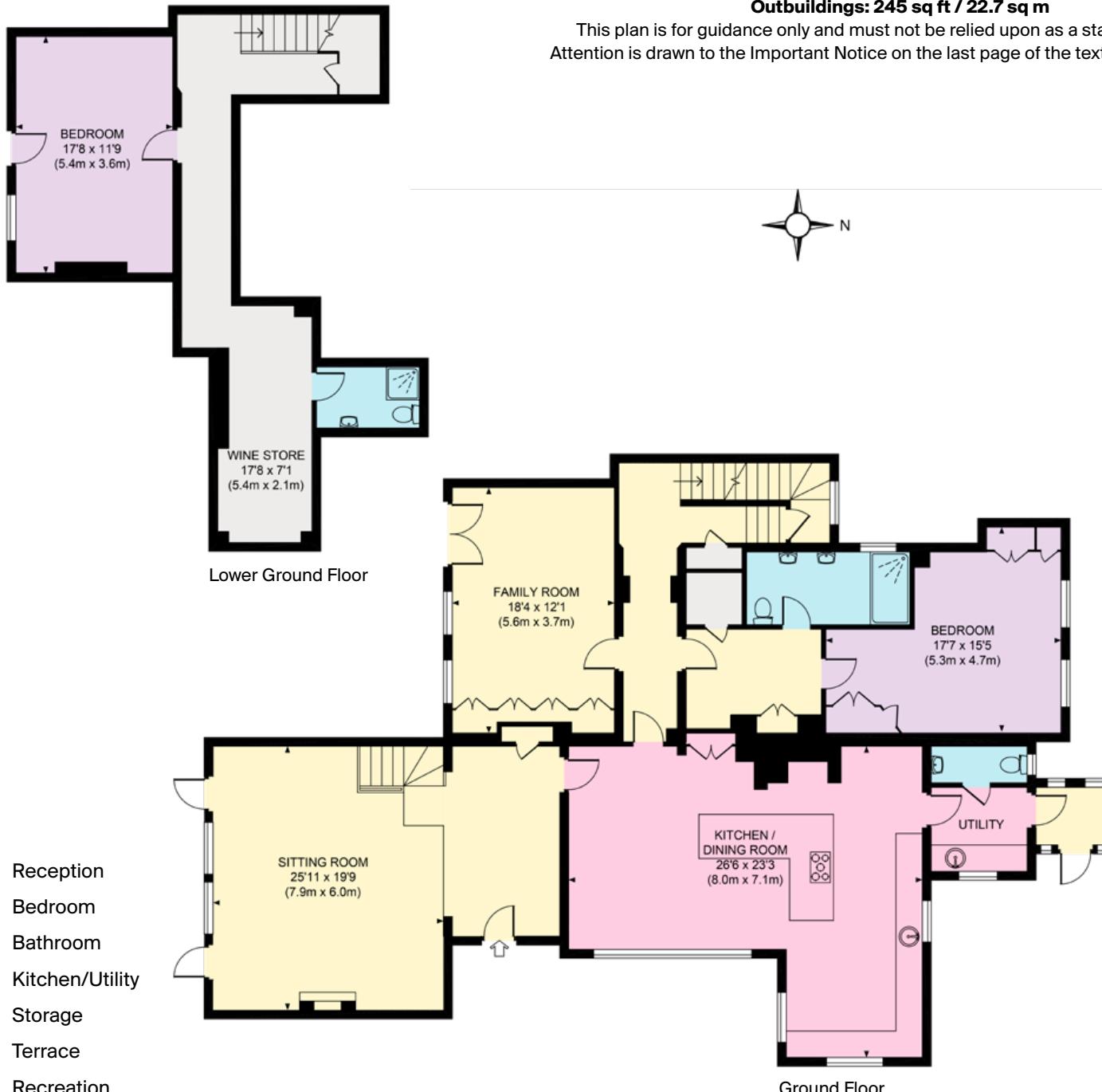
There is a well-fenced sweeping lawn, terraced to provide extensive flat spaces. Running along the southern elevation of the house is a terrace as well. Beyond the significant parking and turning area is a garage and store.

Approximate Gross Internal Floor Area

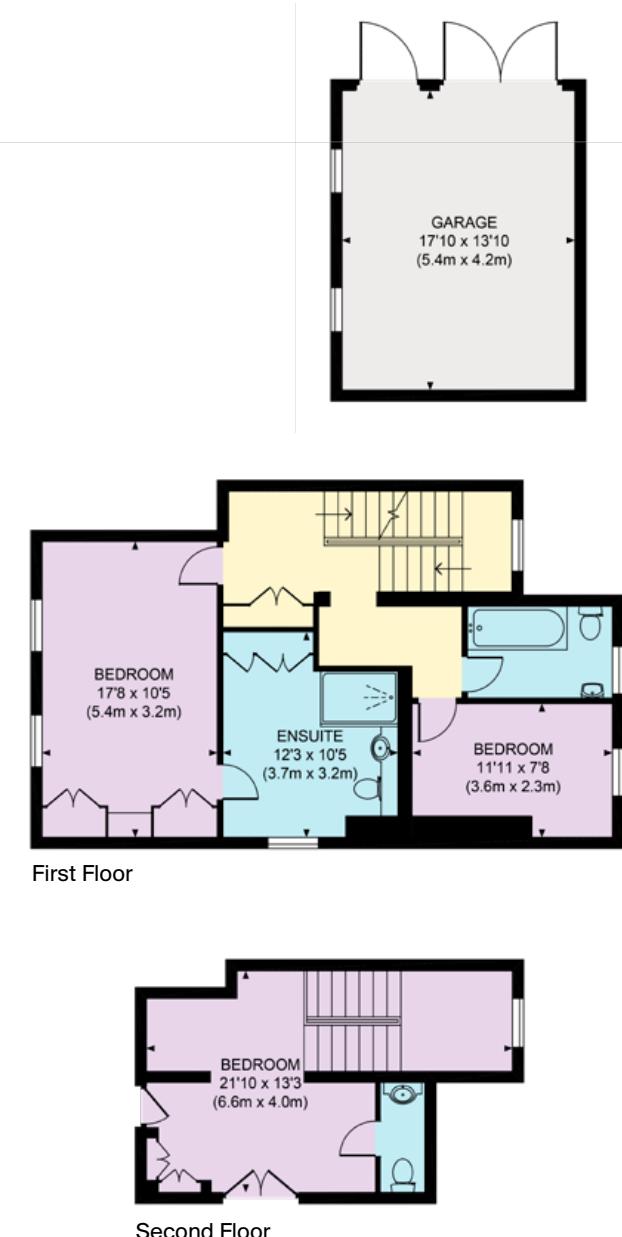
Main House: 3,331 sq ft / 309.4 sq m

Outbuildings: 245 sq ft / 22.7 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.



Ground Floor





Services

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

Energy Performance Certificate

Rating: Band F

Local Authority

Waverley Borough Council – 01483 523333

Directions (GU8 5UB)

From Guildford proceed south on the A3 and after about 6 miles take the left fork to Milford/Petworth on the A283. At the next roundabout proceed straight ahead to Milford. In the centre of Milford at the traffic lights proceed ahead following the signs for the A283. At the roundabout take the second exit on to the A283 towards Haslemere. Follow this for 1.5 miles into the centre of Witley. Continue through Witley until you see King Edwards School on your right. Turn right immediately after the school into Brook Road. Just after the Sandhills sign take a right up Bannacle Hill Road. Immediately after the turning to Sebastopol Lane, turn left through the brick pillars signposted Broomhill. East Broomhill is the first on the left.

Viewing

Viewing is strictly by appointment through Knight Frank.



Connecting people & property, perfectly.

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.

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