

1 Gorse Hill, Godalming, Surrey





Amazing views, an amazing wing.

Summary of accommodation

Main House

Ground floor: Kitchen/breakfast room | Utility room
Store | Sitting room | Study | Boot room | Cloak room
Bedroom | Bath/shower room

First floor: Four bedrooms | Two bathrooms | Family room

Garden and Grounds

Garden and communal grounds
Shared drive | Private parking



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Situation

Situated on a private road Gorse Hill enjoys an enviable location boasting panoramic views across the county to the South Downs. Nearby villages such as Witley and Hambledon offer convenient amenities including village shops and welcoming pubs. For more extensive facilities, Milford and Godalming to the north provide ample options.

Education options in the vicinity are prestigious, with renowned institutions such as Charterhouse, Cranleigh School, Guildford High School, The Royal Grammar School, Prior's Field, Aldro, St Catherine's, King Edward's, and Barrow Hills serving the community.

The area benefits from excellent transportation links, with train stations in Witley, Milford, and Godalming, as well as Guildford.

Access to the major roads are convenient, with the A3 approximately 3.4 miles away (Milford) and junction 10 of the M25 roughly 17.9 miles distant, providing connectivity to London and the wider motorway network. Heathrow Airport lies approximately 30.9 miles away, with Gatwick Airport just 32.8 miles distant.

Distances

Witley 1 mile, Hambledon village shop 1 mile, Godalming, 4.3 miles, Haslemere 5.3 miles, Guildford 10 miles, Central London 41 miles, Witley Station 0.5 (London Waterloo from 55 mins), Milford Station 2.5 miles (London Waterloo from 47 mins) Godalming Station 4.5 miles (London Waterloo from 43 mins). (all times and distances are approximate).



1 Gorse Hill

1 Gorse Hill is a wing of an elegant modern transformation and division of a West Surrey country house into separate wings. Situated at one end of the structure, No. 1 has undergone extensions and improvements, elevating its accommodations to exceptional standards, capitalising on the breathtaking vistas.

The ground floor is primarily an open-plan layout, integrating the dining area and kitchen with the living space, all of

which are connected to the garden. This level also boasts a splendid bedroom suite, a study, a practical boot room, cloakroom, and utility space. Ascending to the first floor reveals a principal bedroom with an en suite shower, two additional bedrooms, and a family bathroom. An alternate staircase, positioned at the opposite end of the house, leads to yet another bedroom and a spacious family room with a gallery.






Garden and Grounds

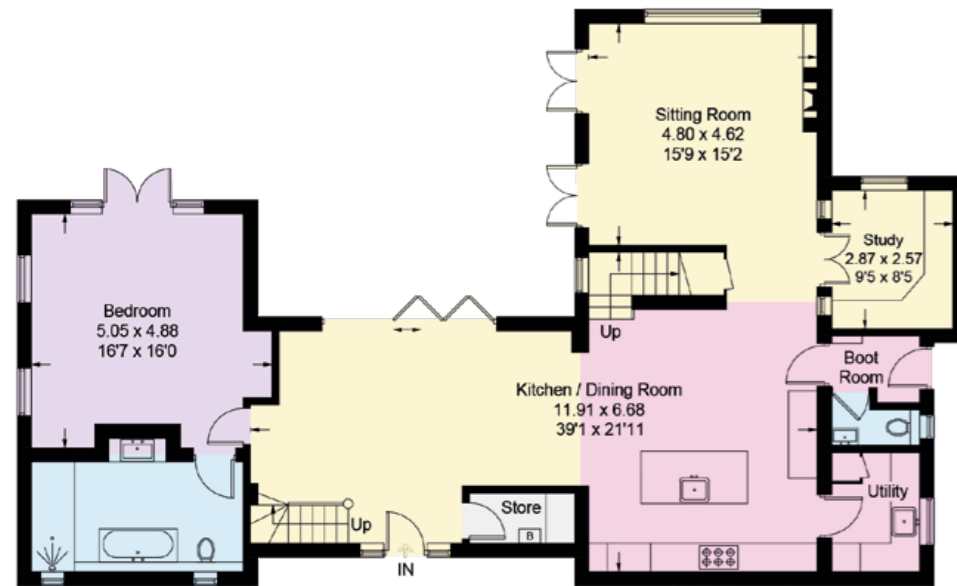
The exterior of the property boasts expansive lawns, partly bordered by hedging, extending along two sides of the house, adorned with mature specimen trees. To the rear of the house there is a parking and turning area. Residents benefit from a communal driveway with two designated parking bays each, along with access to guest and overflow parking spaces. Beyond this, residents have the privilege of enjoying 10 acres of woodland and 3 acres of meticulously maintained formal gardens and grounds as well as a playground. Additional amenities include a communal cycle and bin storage facility.

Approximate Gross Internal Floor Area

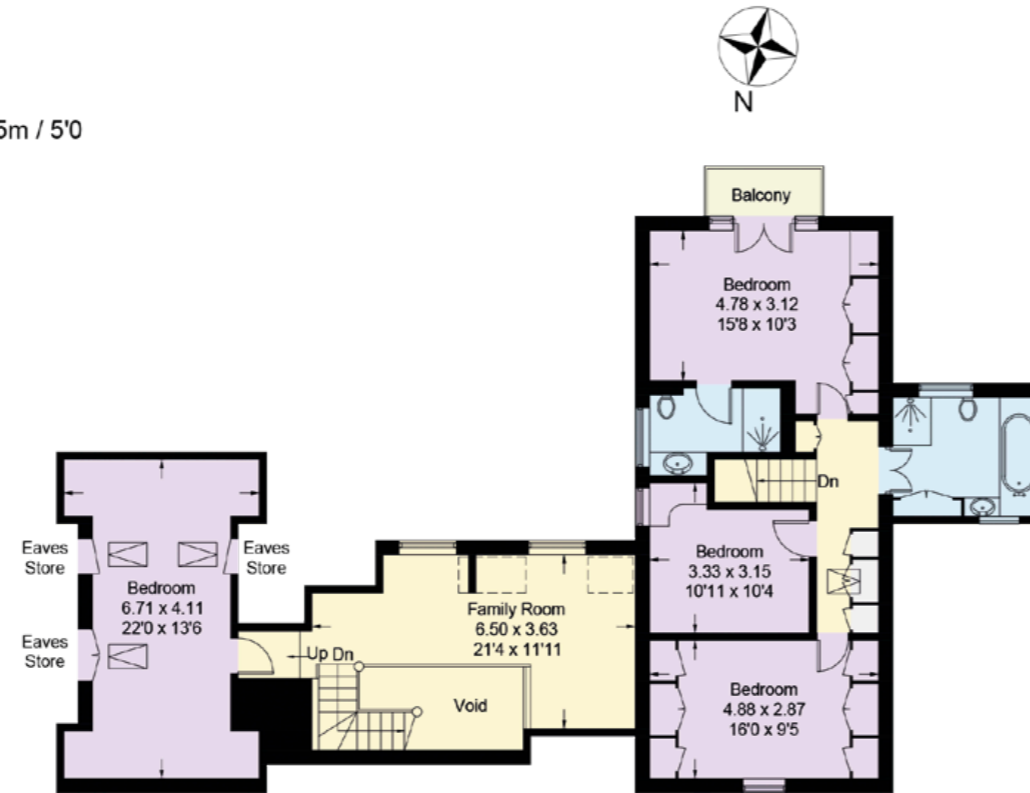
252.5 sq m / 2,718 sq ft (Excluding Void)

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.

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Waverley Borough Council
Tel: 01483 523333. Band F

Energy Performance Certificate Rating: Band C

Directions (Postcode: GU8 5TR)

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 straight ahead following the signs for the A283. At the next roundabout take the second exit on the A283 towards Haslemere. Follow this for 2.4 miles and then turn left into a private lane at the crest of the hill, signposted to a number of properties including Gorse Hill. After approximately 100 yards the entrance to Gorse Hill will be found on the right-hand side. No.1 Gorse Hill is located at the left-hand end of the building.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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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