



2 Peper Harow House, Nr Godalming, Surrey

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# A truly outstanding wing of this **Grade I listed** palladian mansion.

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## Summary of accommodation

Grand communal hall | Reception hall | Drawing room | Dining room | Morning room | Billiards room  
Kitchen/breakfast room | Utility room | Wine cellar | Study/bedroom five

Principal bedroom suite with dressing room | Three further bedroom suites | Two cloakrooms

Private terraces and garaging

In all about 19 acres of communal parkland designed by Lancelot 'Capability' Brown

## Distances

Godalming 3 miles, Guildford 6.5 miles, Milford Station 2.5 miles, London 35 miles

(All distances and times are approximate)



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## Surrey

Peper Harow House occupies an outstanding location within Peper Harow Park, a small private estate, comprising of a few country homes, cottages and a church. The property is located in an enviable position, approached along a long private drive through its own park, but having access onto the A3. The house has uninterrupted views over parkland, which was designed and executed by Lancelot 'Capability' Brown, the River Wey, surrounding countryside, and one of the earliest cricket fields in England.

Guildford, the county town of Surrey (about 6.5 miles to the north), offers extensive shopping and recreational facilities and a mainline station to Waterloo (about 35 minutes). Other local facilities are available at Godalming and Milford, both within about 3 miles and both also have mainline stations to Waterloo. The M25, via the A3, gives access to both Heathrow and Gatwick airports, and the national motorway network.

There are excellent schooling facilities including Charterhouse and Priorsfield in Godalming; Lanesborough, Guildford High School for Girls and the Royal Grammar School in Guildford; and St Catherine's in Bramley. There are also extensive sporting facilities nearby, including the Spectrum centre in Guildford; polo at Cowdray; and acres of surrounding countryside ideal for walking, riding and other country pursuits.

The Peper Harow Estate, which is believed to date back to Saxon times, is classified as being within a Conservation Area, an area of Outstanding Natural Beauty and an Area of Great Landscape Value.

## Historical Note

The house was originally designed and built by Sir William Chambers who was the architect to King George III, and amongst whose public commissions was Somerset House, London. Sir William Chambers' instructions came from the Third Viscount Midleton and he commenced the design for the mansion in 1763.



Communal Hall





It is believed that the works were completed in 1777. Since then the house has evolved to meet the family's needs. The Estate remained in the Middleton family for nearly 200 years and in 1947 a charitable trust acquired it for residential and educational purposes. In 1989 a serious fire damaged a major portion of the mansion. However, with the advice and assistance of English Heritage, the house was restored.

## The property

In 1998, Peper Harow House underwent restoration and sympathetic alterations to create seven apartments and two wings.

The property has been finished to a very high specification and has the benefit of a video entry system to the courtyard and main doors and the use of a central lift which can be accessed from all floors.

The accommodation is arranged over three floors with the four original chimneypieces designed by Sir William Chambers and made by his fellow Royal Academician, Joseph Wilton.











**Approximate Gross Internal Floor Area**

**6,466 sq ft / 600.7 sq m**

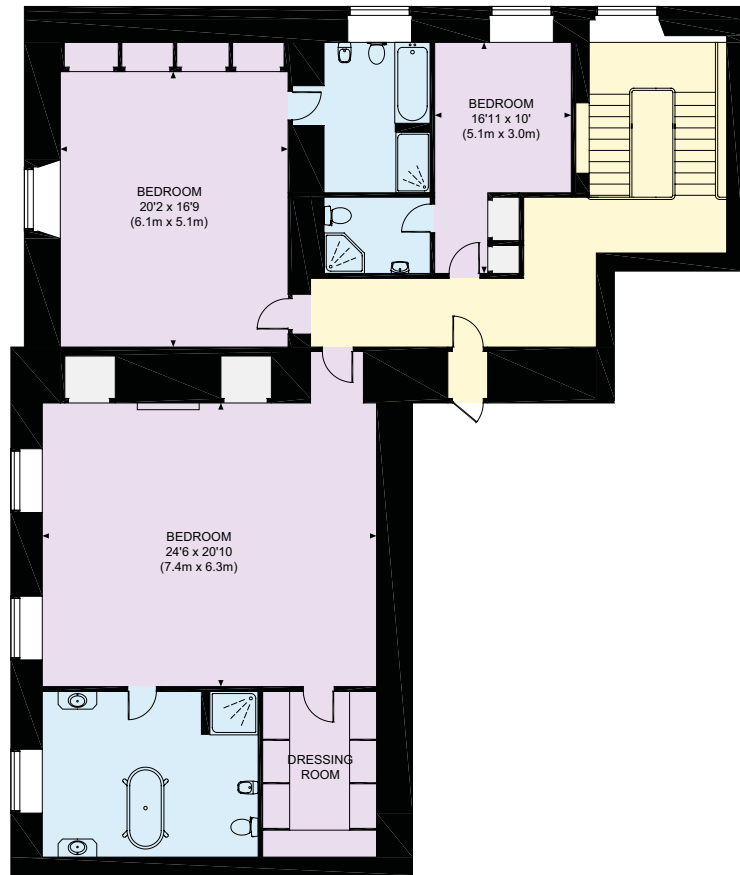
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Lower Ground Floor**

**Ground Floor**



First Floor









## Outside

There is a double garage and single car parking space within the courtyard area. This is approached through electrically operated security gates.

## Service charge

This charge covers the cost of the maintenance of all common parts, parkland, lift, central heating, insurance and part-time caretaker.

## Services

We are advised by our client that the property has mains water and electricity, a private treatment plant and oil fired central heating. LPG for cooking.



## Parkland

The park is only available to the residents of the mansion house and extends to approximately 19 acres leading down to the River Wey, which meanders through the estate. Lancelot 'Capability' Brown landscaped the park in 1762-3, and many fine trees remain from this time.

Particularly notable are the Lebanon Cedars. According to 'A History of the County of Surrey' published in 1911, the park and grounds at Peper Harow contained some fine timber at that time, notably the Cedars of Lebanon, which were put in as seedlings from pots in 1735.

## Tenure

The remainder of a 999 year lease from 24th June 1998 and a share of the Freehold in the Residents Management Company.

## Ground rent

One bottle of claret.

## Directions (GU8 6BG)

From Guildford, proceed south on the A3 towards Portsmouth. Exit the A3 at the Norney, Hurtmore and Shackleford turning and follow the slip road to the T-Junction. Turn right. Follow this road for approximately 1 mile, passing over two junctions. There is a warning triangle showing bends in the road ahead, shortly followed by a staggered junction sign. At this point, start indicating left. Do not turn right into Peper Harow Lane, but take the turning for Peper Harow Park on the left, proceeding through wooden gate posts – there is a sign 'Peper Harow Park – No Thoroughfare'. Follow this private road and as you start to reach a cluster of houses, pass the church, and continue forwards where the main house will be found on the right-hand side.



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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Particulars dated July 2022. Photographs dated June 2022.

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