



Priors Corner, Hurtmore, Godalming, Surrey





The most **immaculate family house** with annexe in the best location for schools and transport as well as being close to Godalming and Guildford.

Summary of accommodation

- Reception hall | Drawing room | Study | Kitchen/breakfast/family room | Family room | Utility room | Boot room | Cloakroom
- Principal bedroom suite with dressing room and bathroom | Four further bedrooms | Three further bath/shower room (two en suite)
- Detached garage block with double garage and store | Self contained annexe with studio room, kitchen and shower room
- Beautiful southwest-facing gardens with extensive terracing, greenhouse, play area and large areas of lawn

In all about 0.7 acres

Distances

- Farncombe Station 2.1 miles (from 40 minutes to London Waterloo)
 - Godalming High Street 2.7 miles (from 46 minutes to London Waterloo), Guildford 4.7 miles (from 34 minutes to London Waterloo)
 - M25 (Junction 10) 15.6 miles, Heathrow 25.7 miles, Gatwick 35.1 miles, Central London 43.6 miles
- (All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Tim Harriss
01483 617910
tim.harriss@knightfrank.com



Situation

Situated in a prime location between Charterhouse and Prior's Field schools, this property is nestled in a well-established area of large, characterful family homes on the edge of Godalming where the A3 is conveniently accessible being just 1.2 miles away.

Nearby, Godalming town centre and station (with trains to Waterloo from 46 minutes) offer a semi-pedestrianised shopping experience, featuring both Waitrose and Sainsbury's supermarkets, along with a variety of shops, pubs, coffee shops and restaurants. The County Town of Guildford is within 5 miles, whilst the Surrey Hills is on the doorstep, ideal for walking, riding and cycling.

For golf enthusiasts, courses are available at Hurtmore, Puttenham, and Milford (including West Surrey). Nearby Charterhouse School also offers an excellent private health club/fitness centre and a nine-hole golf course.





The property

Priors Corner is a meticulously designed family house featuring the highest standard of fixtures and fittings incorporating some of the latest technological innovations, such as Loxone Smart Home Automation, underfloor heating, and Sonos music system.

A canopied porch and double front door open into a lovely reception hall featuring panelling and limestone flooring, which continues into a stunning bespoke kitchen, breakfast/dining/family room, designed by Sandrock Design of Sussex. With bifold doors overlooking the carefully designed southwest-facing gardens it forms the heart of the home. This extensive area seamlessly connects with the adjoining family/play room, utility room, and boot room. On the other side of the entrance hall is an elegant drawing room with a log burner, and beyond this, a study.

The first floor features a stunning principal bedroom suite with dressing room and en suite bathroom whilst four further bedrooms, two with en suites and a family bathroom can also be found on the first floor.







Approximate Gross Internal Floor Area

329.1 sq m / 3542 sq ft

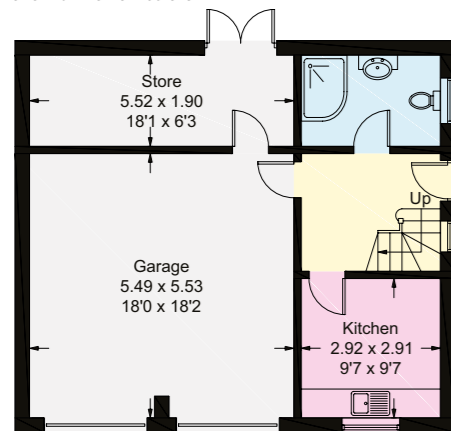
Garage / Studio = 81.0 sq m / 872 sq ft

Green House = 10.6 sq m / 114 sq ft

Total = 420.7 sq m / 4528 sq ft

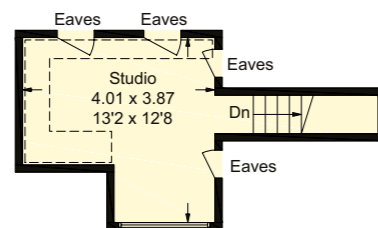
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



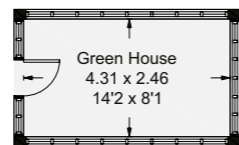
Garage Ground Floor

(Not Shown In Actual Location / Orientation)

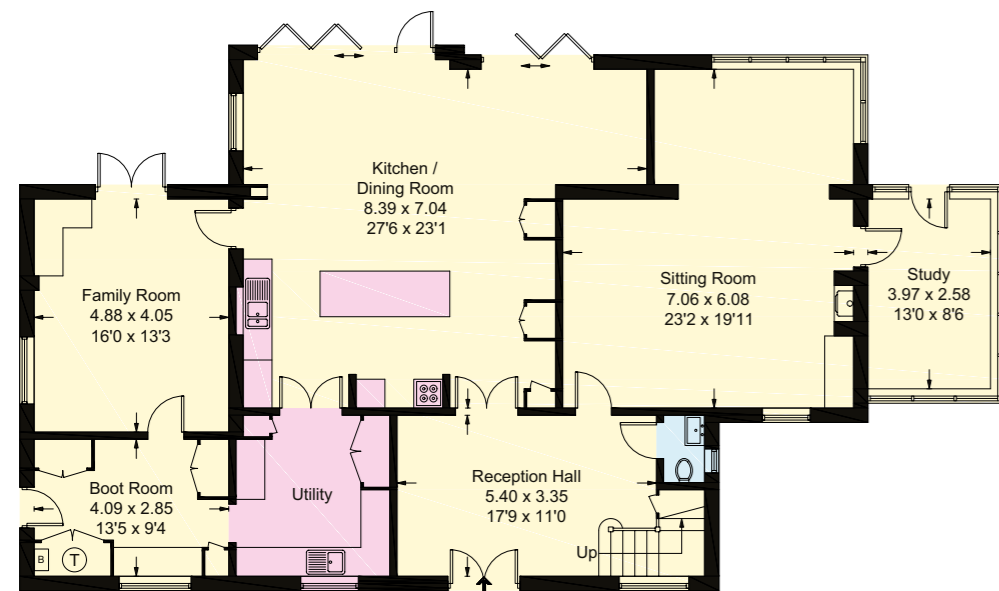


Garage First Floor

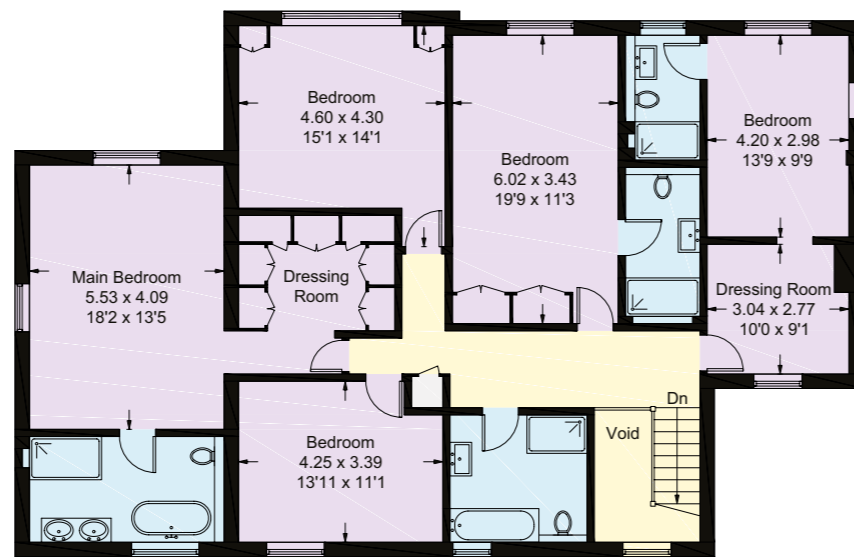
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor





Outbuildings

The double garage at the front of the property contains a machine store to the back and a very useful one bed annexe complete with a kitchenette and a shower room.



Garden and grounds

From the kitchen, bifold doors open to a southwest-facing terrace and gardens. The mature landscaping surrounds a central, level lawn, providing ample privacy. To the front of the property, electrically operated gates lead to a large parking and turning area in front of the house and garage.





Services

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

Directions (Postcode: GU7 2RQ)

From London, continue south along the A3 taking the B3000 exit to Godalming/Compton/ Puttenham. Continue straight over the roundabout up the hill, turning left at the second roundabout onto the Priorsfield Road. Continue for approximately 1 mile and the solid wooden electric gates to Priors Corner will be found on the right-hand side after Prior's Field School.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: C



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 June 2024, Photographs and videos dated June 2024.

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