



Munstead Wood, Godalming, Surrey







An architectural **Grade I listed masterpiece** of outstanding importance - the home of Gertrude Jekyll, designed by Sir Edwin Lutyens with a garden by Miss Jekyll.

Summary of accommodation

Munstead Wood

Entrance porch | Reception hall | Study | Dining room | Drawing room
Further study | Sitting room | Art room | Kitchen/breakfast room
Pottery studio | Two cloakrooms | Larder | Stores | Courtyard | Wine cellar | Further cellars | Stores and plant room

Principal bedroom with large en suite shower room and dressing room | Six further bedrooms | Two further bathrooms | Long gallery
Cloakroom

Main house: In all about 7,446 sq ft

Munstead Wood Cottage

Entrance | Kitchen | Sitting room | Two bedrooms | Bathroom
Covered area | Workshop

Distances

Godalming station 1.5 miles (London Waterloo from 39 minutes), A3 (Compton) 4.8 miles, Guildford 6.0 miles
(All times and distances are approximate)

Outbuildings

Triple garage with external staircase to extensive space above

A range of potting sheds | Stores | Green houses predominantly attributed to Gertrude Jekyll and pool house.

A swimming pool (for refurbishment)

Sensational Grade I listed gardens and grounds laid out by Gertrude Jekyll.

In all about 11.20 acres



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Introduction

Sir Edwin Lutyens “The builder of some of our finest country houses and gardens”

(Colin Amery in the introduction to the catalogue for the first Lutyens exhibition at the Hayward Gallery - 1981).

“Surely, the greatest British architect of the twentieth (or of any other) century”

Gavin Stamp - architectural historian (2007)

Munstead Wood is one of the finest examples of early modern English country houses and the first of the major collaborations between Edwin Lutyens and Gertrude Jekyll, combining the design of house and garden. Together, they created a new form of English garden, whose influence remains strong today.

Munstead Wood was designed by Edwin Lutyens for Gertrude Jekyll. It was completed in 1896 and was the home of Gertrude Jekyll for over 35 years.

The house has been lovingly looked after by the current owners who have lived there for over 50 years and who, during that time, have undertaken the restoration of the garden to its original Gertrude Jekyll designs. The house and the garden are Grade I listed.

Edwin Lutyens

Sir Edwin Lutyens is a pivotal figure in 20th century British architecture. He was one of the most influential designers of exquisite country houses in the late nineteenth and first half of the twentieth century, developing a unique and distinctive style at Munstead Wood which came to characterise his early country houses. His designs reflected the finest Arts and Crafts traditions, using local craftsmen and local materials.

While he adhered to many of the principles of the Arts and Crafts movement, Edwin Lutyens had a very adaptive approach to these traditional styles which perhaps explains a certain respect between Frank Lloyd Wright and him.





In his subsequent career, he designed a wide variety of buildings in addition to country houses with his commissions including war memorials, bridges and public buildings (such as Castle Drogo, the Cenotaph, the British School in Rome and the Ambassador's residence in Washington). His career culminated in his partnership with Herbert Baker in the design of Imperial New Delhi.

In 1981, the Haywood Gallery held a major exhibition which re-evaluated Lutyens' career and importance and led to an enhanced recognition of his reputation – which has been reflected in the greatly increased interest in Munstead Wood, both in the UK and across the world.







Gertrude Jekyll

Gertrude Jekyll was the leading garden designer of the late nineteenth and early twentieth century and remains one of the most influential garden designers of all time. She could be described as a 'renaissance women' – an artist and a craftswoman – whose range of talents included painting, embroidery, photography, metal work (blacksmith), carving and interior design as well as her outstanding talent as a gardener and horticulturalist and skill as a businesswoman. Her work at Munstead Wood includes art and design within the house as well as the design and development of the garden.

In the early 1880s, she began to focus her energy on gardening and, in particular, the garden land which she acquired at Munstead Wood. In the garden, she combined her skills as an artist and a horticulturalist with a willingness to experiment with new planting ideas – resulting, as she described, in “the making of pictures with living plants’.

Miss Jekyll lived at Munstead Wood until her death in 1932 and is buried in the church at Busbridge – only a few hundred yards from her beloved Munstead Wood. Her memorial in the churchyard was designed by Edwin Lutyens.









The partnership between Edwin Lutyens and Gertrude Jekyll

Munstead Wood was the first of many influential major collaborations between Edwin Lutyens (then aged 26) and his first client, Gertrude Jekyll (then aged 53). His architectural ideas and skills complemented her garden designs. After Munstead Wood, they worked together on more than 100 houses and gardens, including Orchards, Goddards, Folly Farm, Deanery Garden, Hestercombe House and Lindisfarne Castle as well as the Queen's Dolls House at Windsor.

The Lutyens and Jekyll house and garden represents a synthesis of formal layout and natural planting which together produced a succession of enchanting designs "original in conception, perfect in scale and exquisite in colour and material".

David Ottweill, The Edwardian Garden

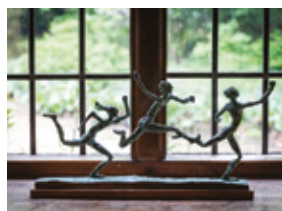
The garden design partnership of Lutyens and Jekyll was "a symbiosis in which their talents dovetailed – with his architectural eye in designing garden layouts, landscaping and stone structures perfectly complemented by Jekyll's artistic use of colour and knowledge of plants"

Vivienne Lewis, Country Gardener (2019).

Miss Jekyll introduced Edwin Lutyens to Edward Hudson - the founder of Country Life magazine. He was captivated by the young architect's work at Munstead Wood. Thereafter, he did his utmost to promote the work of the architect that he admired so much (including commissioning work on three houses for himself). Munstead Wood featured frequently in the magazine; in Country Life Vol VIII No. 205 (8 December 1900) - over 10 pages, the beauty of Munstead Wood is extolled – this "beautiful house, its wood, its garden are clearly destined to become classical".

The house

The house was completed in 1896. It is built of Bargate stone lined inside with brick following Arts and Crafts principles of using local materials and local craftsmen (Thomas Underwood) but combined with a more modernist approach (for example, the casement windows which are set flush with the outside walls).



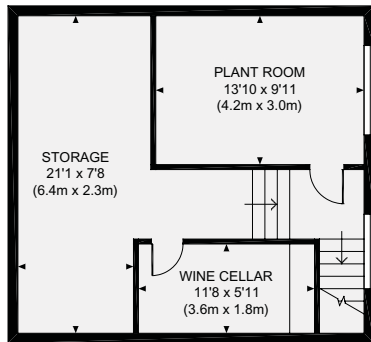




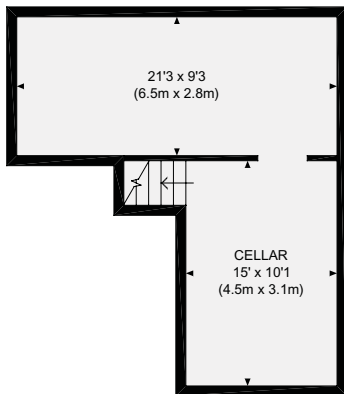
Approximate Gross Internal Floor Area

7,446 sq ft / 691.7 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.



Cellar



Cellar



Ground Floor

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



The house has long roofs of clay tiles and prominent brick chimneys. A feature of the construction is the outstanding solid oak joinery used throughout the house (employing wooden pegs rather than nails) – which is particularly visible in the celebrated Long Gallery.

The house is built in a U-shape around a courtyard open on its north side. The west wing originally contained Jekyll's workshops, while the east side contained a service wing. On the house's south elevation, the tiled roof extends down to the top of the ground floor and is broken by two large gables. On the right of this elevation, a narrow, south-projecting porch wing has an arch – the house's main entrance – on its east side, where this wing forms a continuation of the house's east façade.

The interior of the house contains a number of innovative designs by Lutyens and Jekyll – including the window furniture, doors, fireplaces and furniture.

The importance of the house is reflected in the visitors book (covering the last 50 years) – showing visits from architects and garden experts from across the world. After 125 years – when only four owners have lived in this quintessential English country house – the beauty and innovation of Edwin Lutyens' creation is unspoilt, while the small number of owners underlines the pleasure of living there.

The garden

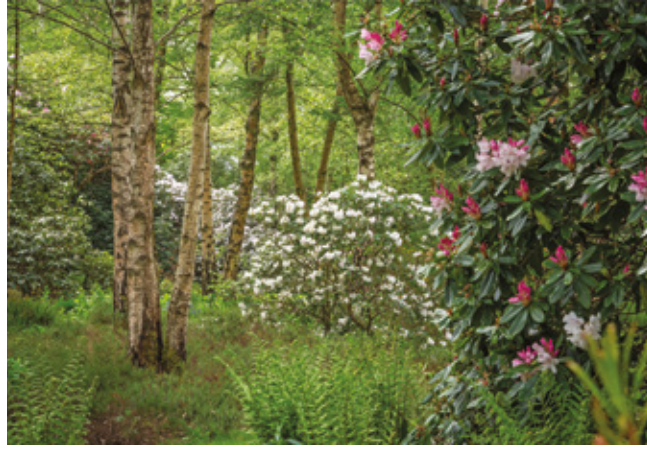
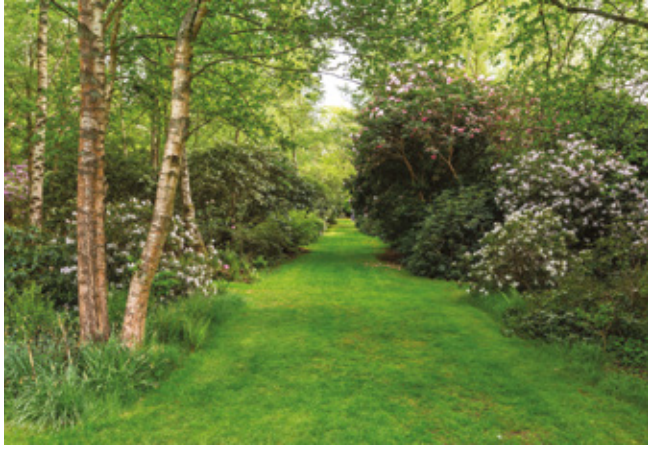
The garden – covering an area of approximately 11 acres – is an internationally recognised garden which has been substantially restored by the current owners to the original designs of Gertrude Jekyll.

The designs follow the principles of 'wild gardening' and producing colour pictures and interest throughout the varying seasons – while not being "a slave to tidiness" and not attempting "to grow plants which do not like your soil". To Miss Jekyll, the textures and shapes of leaves were important features as well as the combination of plants and leaves to provide all year-round interest.









Approximate Gross Internal Floor Area

Munstead Wood Cottage: 792 sq ft / 73.6 sq m

Outbuildings: 2,227 sq ft / 206.9 sq m

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Munstead Wood Cottage



Munstead Wood Cottage



Miss Jekyll created the woodland garden by allowing the original felled woodland to grow back while thinning the young trees, creating areas of different varieties and different combinations of varieties and giving each area its own underplantings of flowers and shrubs. The resulting woodland garden is viewed from the house through a series of long woodland walks.

The garden contains a wide variety of plants both native and Mediterranean as well as 'exotics', including the world-famous rhododendrons, azaleas, roses and lavender.

The garden year follows a sequence of colour and interest:

- Nut Walk - underplanted with hellibores
- Primrose Garden - Munstead bunch primroses
- Spring Garden - tulips, wallflowers, arabis and daffodils with a background of morello cherries
- double-sided stone wall - rosa gallica
- Three Corner garden - irises, peonies, euphorbias, lupins and roses
- Woodland - azaleas and rhododendrons
- Main Border - a 200' long complex scheme of planting consisting of a tapestry of herbaceous perennials, biennials, annuals, tender plants and bulbs arranged in drifts.

There is also the Sunken Rock Garden.

Like all great gardens, pictures show more than 1,000 words.

YouTube ~ The Gardener's Garden: Munstead Wood

There is a wonderful video produced by Annabel Watts, the head gardener at Munstead Wood https://www.youtube.com/watch?v=pKVKcpE_glg

Situation

Munstead Wood is set in a delightful rural setting on the edge of Godalming, a bustling market town with a superb array of amenities within easy reach of the house including many boutique shops, coffee shops, pubs and restaurants as well as a Waitrose and Sainsbury's. The train station is 1.5 miles from the house and offers a frequent service to and from London Waterloo.

For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only 6 miles away.

Communications are excellent with the nearby A3 providing access to the M25, Heathrow, Gatwick and Farnborough airports, London and the south coast. There are many highly regarded local schools in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, St Hilary's and Godalming Sixth Form College.

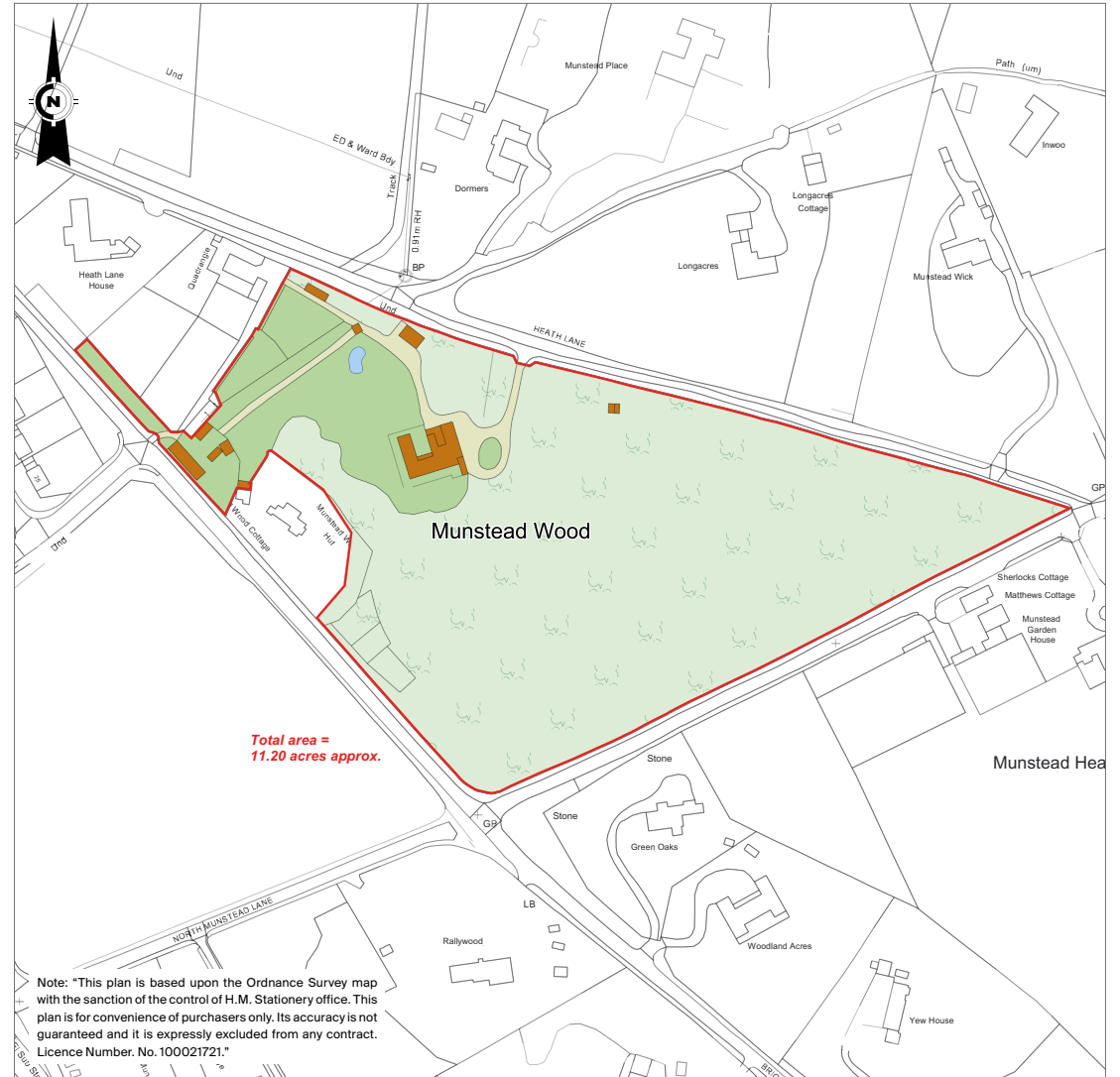
Near to the property, there are a wide range of sporting facilities including the Queens Sports Centre at Charterhouse and West Surrey Golf and Tennis Club at nearby Eton. Some of Surrey's finest countryside, much of which falls within the Surrey Hills Area of Outstanding Natural Beauty, is on the doorstep which is ideal for walking, riding and cycling.

Services

We are advised by the vendors that the property has all mains services.

Local Authority

Waverley Borough Council – 01483 523333



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 2022. Photographs dated May 2022.

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