

St Oswalds, Enton, Surrey







Overlooking the practice fairway of The West Surrey Golf and Tennis Club, within 0.6 miles of Milford station.

Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Family room

Study | Kitchen | Cloakroom | Utility room

Principal bedroom with ensuite bathroom

Four further bedrooms | Family bathroom

Garden and Grounds

Double length garage | Brick storeroom providing many opportunities and timber sheds | Greenhouse

South-facing mature gardens designed by Gertrude Jekyll

In all about 0.75 acres



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Situation

St Oswalds is located on the easterly fringes of Eton, overlooking the West Surrey golf course. The nearby village of Milford is within 1.3 miles offering shopping for day to day needs plus the highly-regarded Secretts farm shop and café/food market. Of note also is the Milford rail station within 0.6 miles with a fast train service to London Waterloo in about 47 minutes. More extensive facilities are also available in Haslemere in the south and both Godalming and Guildford to the north.

There is an outstanding selection of schools in the area including Milford Primary School, Rodborough, Aldro, King Edward's, Charterhouse, Priors Field, Tormead, St Catherine's, Cranleigh, Royal Grammar and Guildford High amongst many others. Godalming has a good 6th form college.

Recreational opportunities include golf and tennis at West Surrey, in addition to further golf at Milford, Hankley Common, Chiddingfold and Bramley. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

Distances

Milford centre 2 miles, Godalming 2.9 miles (London Waterloo from 43 mins), Haslemere 7.9 miles (London Waterloo from 57 mins), Guildford 7.4 miles (London Waterloo from 36 mins)

Roads: A3 Milford 2.7 miles, M25 (Wisley Junction 10) 17 miles

Airports: London Heathrow 30 miles, London Gatwick 31 miles

(Distances and times approximate)





St Oswalds

St Oswalds is a striking family house, that is believed to date back to 1914 and has been in the same ownership for over 48 years.

The accommodation, that has a lovely outlook to the rear over its south-facing gardens, offers scope for further improvement, to create a wonderful family home backing onto The West Surrey Golf and Tennis Club.

On the ground floor are three generous sized reception rooms, all with fireplaces, whilst the family and dining rooms have exposed wooden floors. On the first floor are five bedrooms, some of which have fireplaces with two bathrooms, whilst all have a lovely outlook over the gardens with the golf course visible beyond.

St Oswalds provides an opportunity for an incoming purchaser to 'place their mark' on a characterful family house, accessible to Milford Station, the A3 and all the excellent surrounding schools.











Outbuildings

There is a detached double length garage, a greenhouse, a very useful brick garden storeroom providing many opportunities and a range of timber outhouses.

Garden

St Oswalds is approached by a gravelled driveway, with a return entrance leading out. To the front are areas of lawn, mature oaks and well stocked flower and shrub borders.

To the rear of the house are the Gertrude Jekyll gardens with a Bargate stone terrace, pergola with lawns beyond. The mature gardens are interspersed with numerous trees and shrub borders, providing an array of colour in the spring and summer. There are manicured yew and beech hedges creating defined garden areas in addition to the orchard area and fruit garden. The boundaries are principally defined by mature hedging with an outlook beyond over the golf course and well screened from the neighbours.

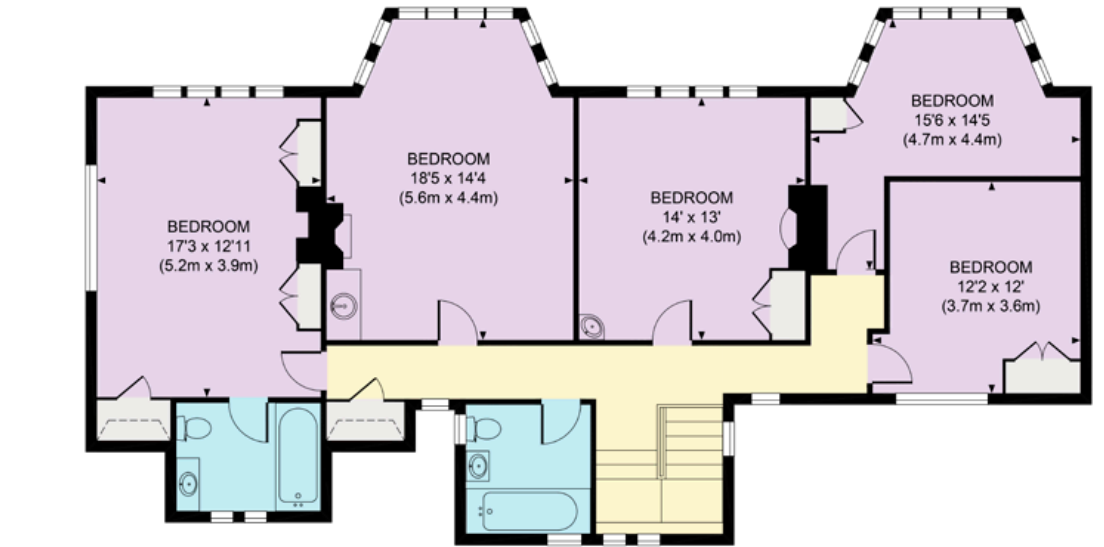
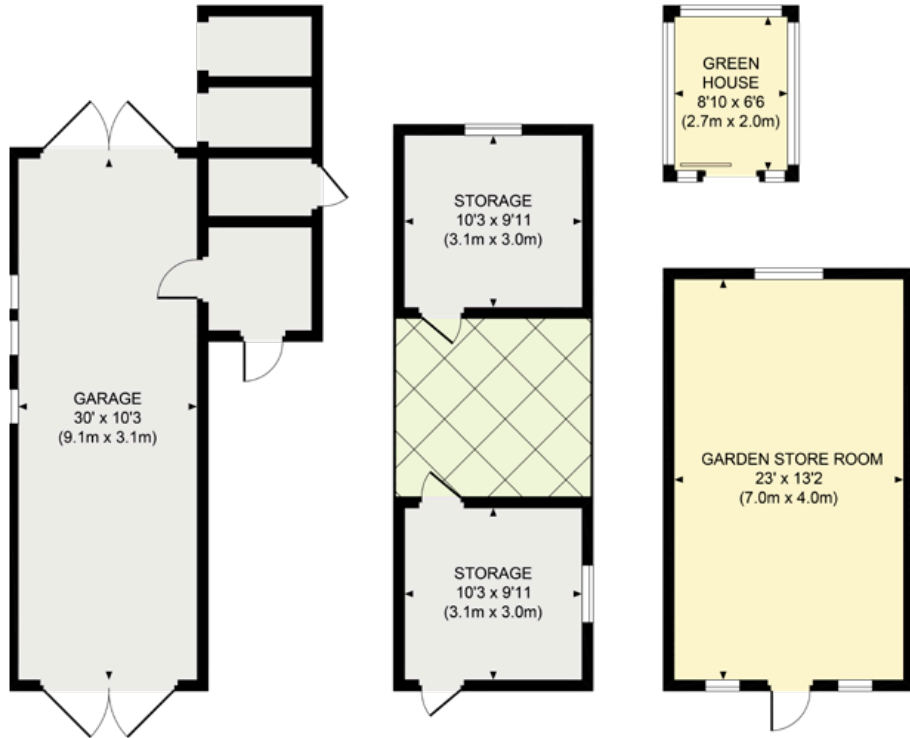
Approximate Gross Internal Floor Area

Main House: 2,510 sq ft / 233.2 sq m

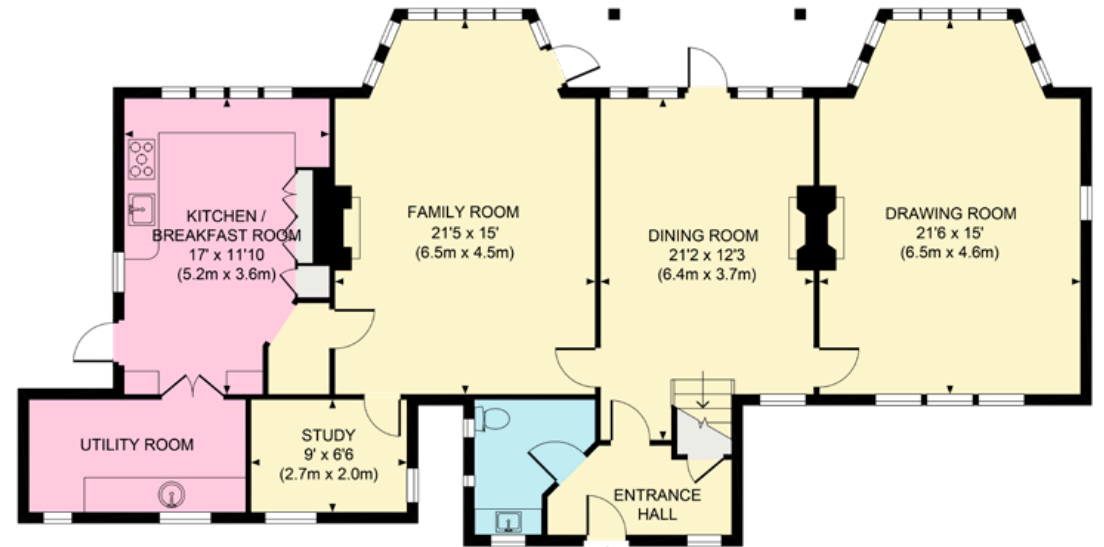
Outbuildings: 864 sq ft / 80.3 sq m

Total: 3,374 sq ft / 313.5 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.



First Floor



Ground Floor



Property Information

Tenure: Freehold.

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

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

Energy Performance Certificate Rating: Band E

Directions (Postcode: GU8 5AN)

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. At the next traffic lights in Milford bear left, signposted to Godalming A3100. At the next mini-roundabout bear right signposted to Midhurst and Haslemere and after 20 yards bear immediately left signposted Hydestile into Station Lane. Follow this for 1.3 miles and St Oswalds is the second house on the right hand side, just after the entrance to The West Surrey Golf Club, also on your right.

Assuming you are approaching St Oswalds as above and with the property on your right hand side, please turn into the 2nd entrance. Please then leave by the first entrance.

Viewings

All viewings strictly by appointment only through the vendors' sole selling, 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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