



Pinewood House, Wormley, Godalming, Surrey





A **substantial wing** of a fine country house with exceptional views to the south.

Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Cloakroom | Utility | Cellar

Principal bedroom with en suite bathroom and dressing room | Four further bedrooms | Two further bath/shower rooms | Cloakroom | Study | Store | Top floor studio with direct staircase down to the kitchen

Double barn style garage with extensive storage and green house

Garden and grounds | Alitex greenhouse

Landscaped gardens and grounds

In all about 1.3 acres

Distances

Witley 0.3 miles (London Waterloo from 55 minutes), Milford 3.8 miles (London Waterloo from 47 mins)

Haslemere 4.4 miles, Godalming 5.8 miles, Guildford 10.3 miles

Airports: London Heathrow 32 miles, London Gatwick 34 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



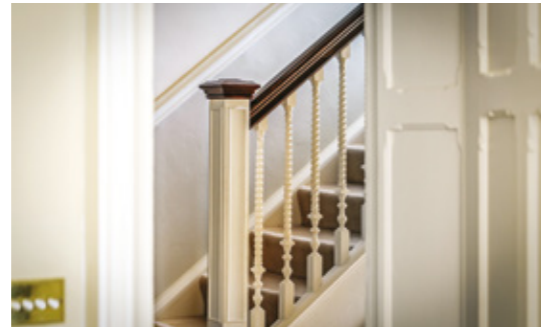
Situation

Pinewood House is situated on the edge of Wormley close to the hamlet of Sandhills, within an Area of Outstanding Natural beauty. A lot of the area is made up of National Trust land with an array of attractive cottages and houses as well as the renowned King Edward's School and Barrow Hills. A huge benefit is having Witley station nearby which is within a short walk offering a good train service to London Waterloo in about 55 minutes.

More extensive facilities are available in both Godalming and Guildford to the north, and to the south is the ever-popular town of Haslemere.

The A3 at Milford provides access to the national motorway networks, Heathrow, and Gatwick airports. The countryside around is a paradise for walking, biking and equestrian pursuits. 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, St Catherines in Bramley and Cranleigh.





The property

Pinewood House comprises a substantial portion of this imposing country house, built in the 1840's for James Clarke Hook a leading Victorian artist. In the late 19th Century, the property was owned by the 1st Viscount Knutsford. The house was skilfully converted into separate dwellings in the 1950s.

Purchased by our clients in 2007 the property underwent significant refurbishment, including new roofs and tile hanging; heating system and plumbing, and partial rewiring.

Partial reconfiguration of the ground floor created a larger kitchen with hand built and painted units. The house offers light and bright accommodation over three floors with the principal rooms enjoying incredible views over the Sussex Weald towards Blackdown and the South Downs.

Upon entering the property, you are greeted by an impressive reception hall and a mahogany carved staircase leading up to a galleried first floor landing. On the left you have a large double aspect dining room and separate drawing room both with original Victorian features, including ornate ceiling cornices and roses. The bespoke kitchen includes an orangery and a fully fitted galley that extends to the back of the house. The galley includes a second oven to compliment the AGA.










On the first floor there are two large bedrooms, an office, bathroom and separate cloakroom. The principal bedroom has a luxury en suite bathroom and walk-in wardrobe. The second floor includes a further three spacious bedrooms and bathroom. On the same level you walk through to the artist studio, a double aspect room with a barrel-vaulted ceiling from where a stairway leads down to the kitchen.

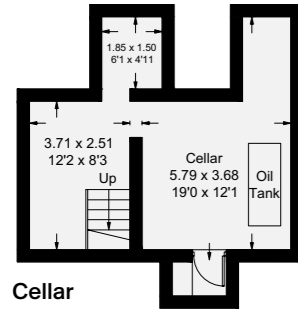


Approximate Gross Internal Floor Area
 411.7 sq m / 4431 sq ft
 Cellar = 31.3 sq m / 337 sq ft
 Outbuildings = 63.0 sq m / 678 sq ft
 Total = 506.0 sq m / 5446 sq ft

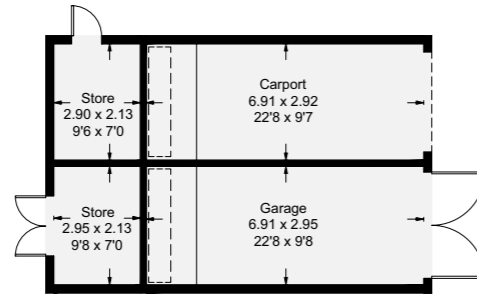
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

 = Reduced headroom below 1.5m / 5'0"

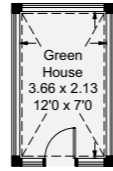
-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Outside



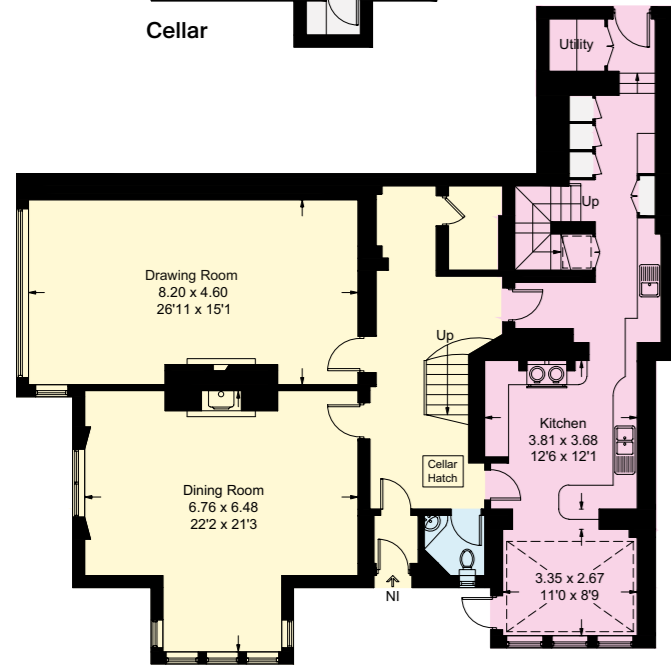
Cellar



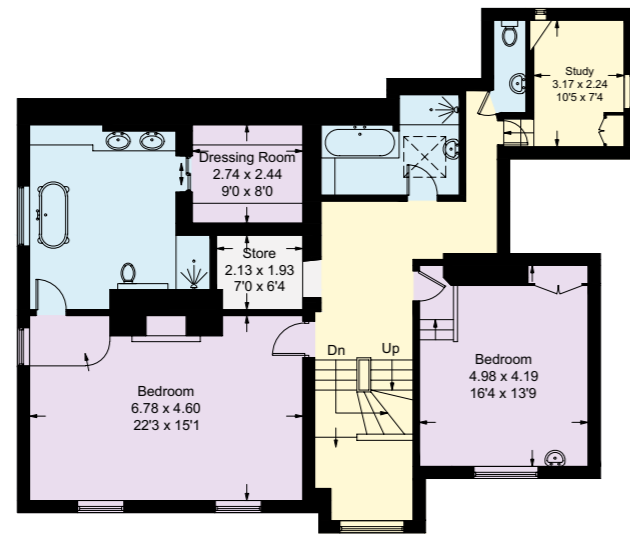
(Not Shown In Actual Location / Orientation)



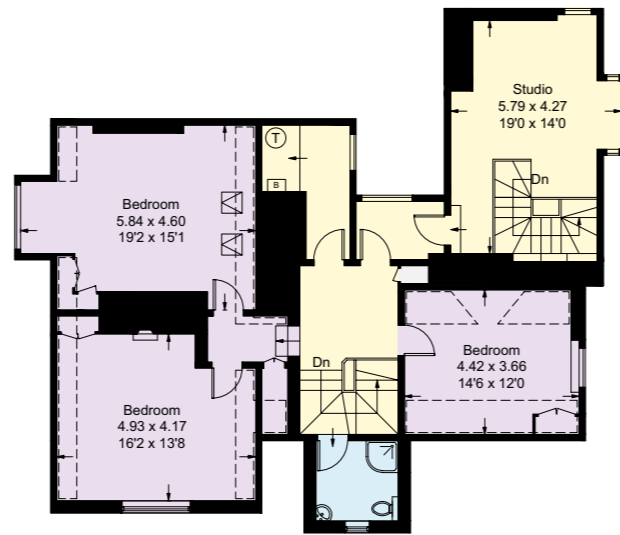
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor





Garden and grounds

Approached from Brook Road down a long driveway (owned by Pinewood House) to gates which open into a gravelled driveway with parking for numerous cars by the barn style garage.

The gardens have been beautifully laid out with terracing, flat lawned areas, banks of lavender and a platform for a hot tub. Further down the garden is a smart Alitex greenhouse and a less formal area, perfect for a football pitch. In all the grounds extend to approximately 1.3 acres.

Services

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





Directions (Postcode: GU8 5UD)

From Guildford proceed south on the A3 for approximately 8 miles and leave at the Milford junction. Follow the signs due south on the A283 passing through the centre of Witley. Having passed King Edward's School to your right, take the first turning right into Brook Road. Follow this for 0.4 miles and the entrance to Pinewood House can be found on the left-hand side.

What3words: ///shuttlng.bombard.decimals

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: D



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



