

West Overton, Brook, Surrey

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# Tucked away in the village centre.

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## Summary of accommodation

### Main House

Reception hall | Drawing room | Dining room | Snug  
Kitchen/breakfast room with walk in larder | Utility room

Principal bedroom suite

Guest bedroom with en suite shower room

1/2 further bedrooms | Family bathroom

### Garden and Grounds

Double and single garage | Outside store/boiler room

Gardens

**In all about 0.53 acres**



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## Situation

West Overton is situated just off the village centre, tucked away in a private setting. Brook village offers a true village environment with a highly regarded public house and popular cricket club.

Local shopping facilities can be found in the village of Witley, which is within 2.3 miles, having a village shop and a public house. More extensive facilities are available in Haslemere to the south and in Guildford and Godalming to the north.

There are many schools in the area including Charterhouse and Prior's Field in Godalming, Cranleigh School, Guildford High School and The Royal Grammar School in Guildford, Aldro in Shackleford and both Barrow Hills and King Edward's in Witley.

Golf courses in the area include Milford, Hurtmore, Chiddingfold and West Surrey. There is also polo at Cowdray Park, racing at Goodwood and sailing on the south coast in Chichester.

## Distances

Witley 2.3 miles (London Waterloo from 54 mins), Godalming 5.4 miles (London Waterloo from 43 mins), Haslemere 3.9 miles (London Waterloo from 57 mins), Guildford 11.9 miles (London Waterloo from 36 mins), Central London 42 miles.

**Roads:** A3 Milford 4.1 miles, M25 (Wisley Junction 10) 19 miles

**Airports:** London Heathrow 31.5 miles, London Gatwick 43 miles

(Distances and times approximate)





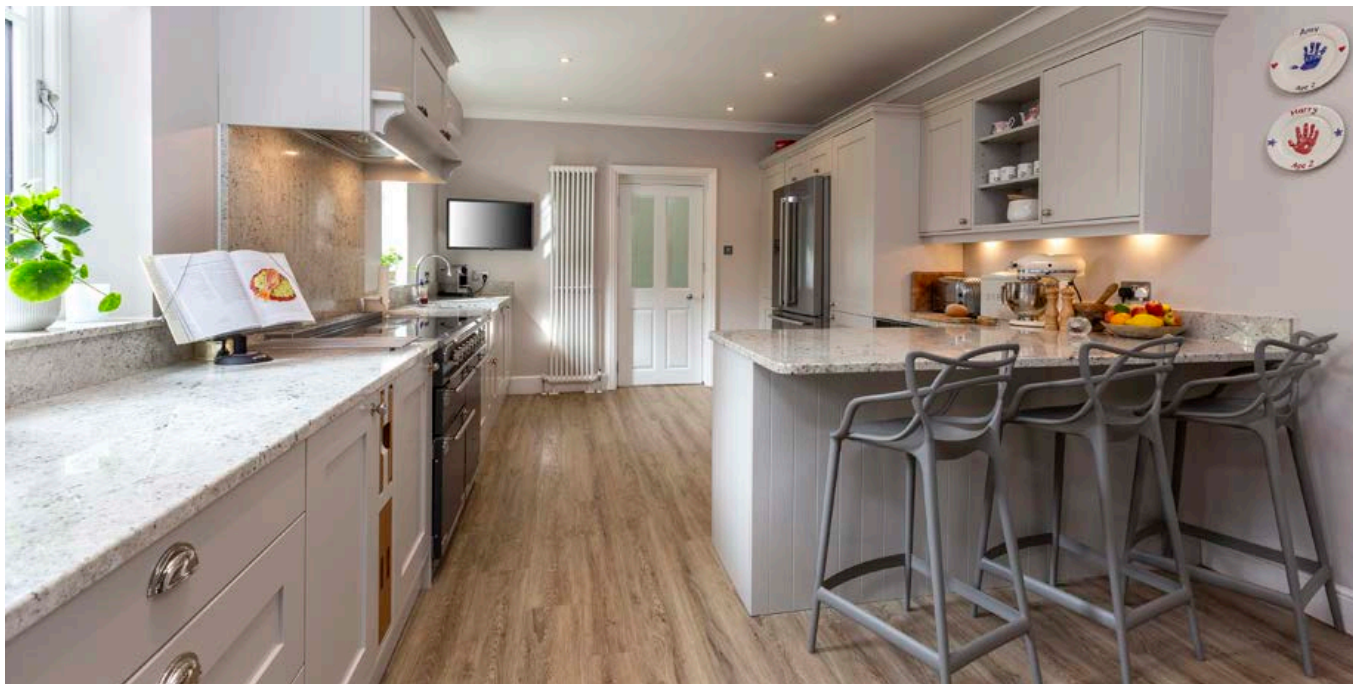
## West Overton

West Overton is a striking Edwardian semi detached house that we understand dates back to 1911.

Since purchasing West Overton, our clients have tastefully renovated and altered the house, including updating parts of the central heating and electrical systems, as well as replacing the windows with double glazed units.

There is now a wonderful bespoke kitchen breakfast room fitted by Searle and Taylor Kitchens, with granite worksurfaces, as well as a walk in larder. Another focal point is the magnificent drawing room, with its wooden floor, lofty and ornate ceiling and imposing fireplace.

On the first floor the two bathrooms have been beautifully upgraded and there is also an en suite shower room off bedroom 2.

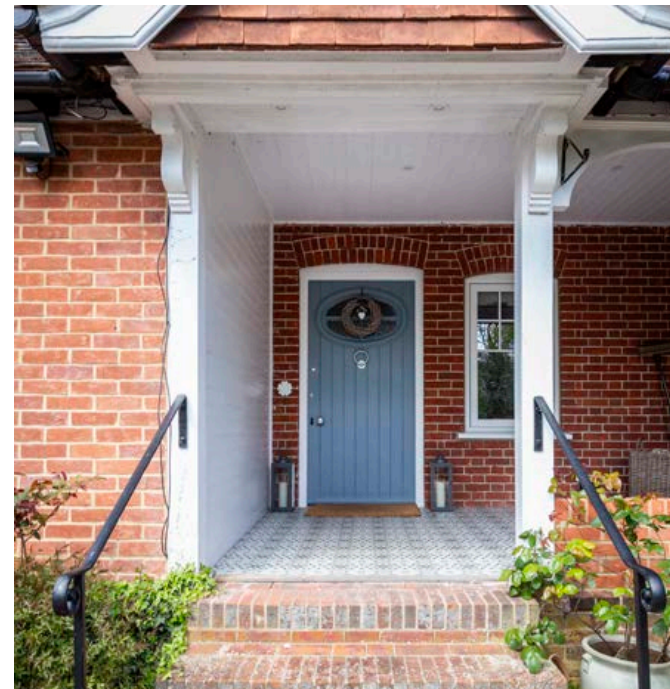












## Outbuildings

To the front of the house is a single garage and a separate double garage. To the rear of the house is an outside store/boiler room.

## Gardens

West Overton is approached into a tarmacadam driveway that sweeps passed the garages up to the front of the house, having a lawned area in between. The front boundaries are defined by rhododendrons providing an array of colour in the spring. Steps adjacent to the house lead into the rear garden where there is a paved terrace and lawns beyond. The boundaries are defined by high hedging providing a lot of privacy, in addition to a garden shed.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water and electricity, oil fired central heating and a private drainage system, shared with two other neighbours.

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

**Energy Performance Certificate Rating:** Band E

## Directions (Postcode: GU8 5UH)

From Guildford head south on the A3 and after about 6 miles take the slip road to the left to Milford and Petworth on the A283. At the roundabout take the first exit straight ahead to Milford. At the traffic lights, opposite the petrol station, carry on straight ahead taking the left-hand lane. At the next set of traffic lights turn left following the A283 and at the next roundabout take the 3rd exit on to the A286 towards Haslemere. Follow this for about 3 miles into the village of Brook, passing the Dog and Pheasant public house on your right. At the next crossroads, turn left into Brook Road and the entrance to West Overton will be found shortly on your left.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



**Approximate Gross Internal Floor Area**

**Main House: 2,755 sq.ft / 256.01 sq.m**

**Garage: 468 sq.ft / 43.48 sq. m**

**Outbuilding: 102 sq.ft / 9.55 sq.m**

**Total: 3,325 sq.ft / 309.04 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.**



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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