



9 Peper Harow House  
Peper Harow Park, Nr Godalming, Surrey

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A beautifully presented two storey property within this **historic Grade I listed mansion** set within one of the finest country estates in South East England.

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### Summary of accommodation

Entrance hall | Drawing room | Kitchen/dining/sitting room | Study | Cloakroom | Three bedroom suites

Garage and car port

In all about 19 acres of communal parkland designed by Lancelot 'Capability' Brown

### Distances

Godalming 3 miles, Guildford 6.5 miles, Milford Station 2.5 miles, London 35 miles

(All distances and times are approximate)



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## Surrey

Peper Harow House occupies an outstanding location within Peper Harow Park, a private estate comprising of a few country homes, cottages and a church. The property is located in an enviable position, approached down a long private drive through farmland and parkland. The house benefits from uninterrupted views over the park, designed and executed by Lancelot 'Capability' Brown, the River Wey, surrounding countryside, and one of the earliest cricket pitches in England.

Guildford, the county town of Surrey (about 6.5 miles to the north), offers extensive shopping, recreational facilities and a mainline station to Waterloo (about 35 minutes). Other local facilities are available at Godalming and Milford, both within about 3 miles and both also with mainline stations to Waterloo. The M25, via the A3, gives access to both Heathrow and Gatwick airports, as well as the national motorway network. The local village of Shackleford has a wonderful community with a small shop, public house, church and boy's prep school (Aldro).

There are excellent schooling facilities including Charterhouse and Priorsfield in Godalming; Lanesborough, Guildford High School for Girls and the Royal Grammar School for boys in Guildford; and St Catherine's in Bramley. There are extensive sporting facilities nearby, including numerous golf courses, polo at Cowdray and Smiths Lawn and stunning countryside on the doorstep, ideal for walking, riding and other country pursuits.

The Peper Harow Estate, which is believed to date back to Saxon times, is classified as being within a Conservation Area, an area of Outstanding Natural Beauty and an Area of Great Landscape Value.







## Historical Note

The mansion was originally designed and built by Sir William Chambers, who was the architect to King George III and amongst whose public commissions was Somerset House, London. Sir William Chambers' instructions came from the Third Viscount Midleton and he commenced the design for the mansion in 1763. It is believed that the works were completed in 1767. The estate remained in the Midleton family for nearly 200 years and in 1947, a charitable trust acquired it for residential and educational purposes. In 1989, fire damaged part of the mansion, however, with the advice and assistance of English Heritage, the house was restored to create 9 sensational wings and apartments.





## No.9 Peper Harow House

Accessed via its own front door into a welcoming hallway, No 9 has been recently redesigned to offer stylishly presented and very comfortable accommodation over two levels only. This apartment is on the raised ground and lower ground floor and benefits from plenty of natural light as well as superb sunsets from the back of the house looking west over the parkland, river and open farmland . The front of the property looks east and overlooks the front and the historic Peper Harow Cricket Club.

On the raised ground floor is a well-appointed kitchen/breakfast with sitting room as well as an elegant L-shaped drawing room and study or potential 4th bedroom.

On the lower ground floor are three substantial bedrooms with high ceilings, all with en suite bathrooms.

## Outside

Single garage and car port accessed via electric gates into a courtyard.

## Services

We are advised by our client that the property has mains water and electricity, a communal private treatment plant and oil-fired central heating.

## Parkland

The park is only available to the residents of the mansion house and extends to approximately 19 acres leading down to the River Wey, which meanders through the estate. Lancelot 'Capability' Brown landscaped the park in 1762-3, and many fine trees remain from this time. Particularly notable are the Lebanon Cedars. According to 'A History of the County of Surrey' published in 1911, the park and grounds at Peper Harow contained some fine timber at that time, notably the Cedars of Lebanon, which were put in as seedlings from pots in 1735.



**Approximate Gross Internal Floor Area**

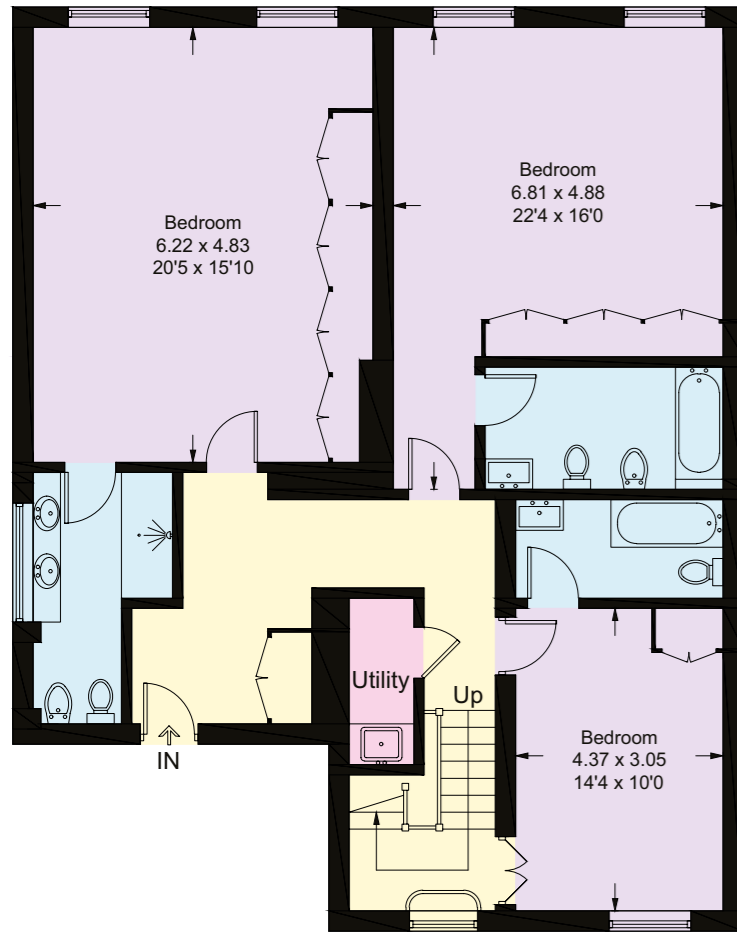
House: 238.6 sq m / 2568 sq ft

Garage: 15.0 sq m / 161 sq ft

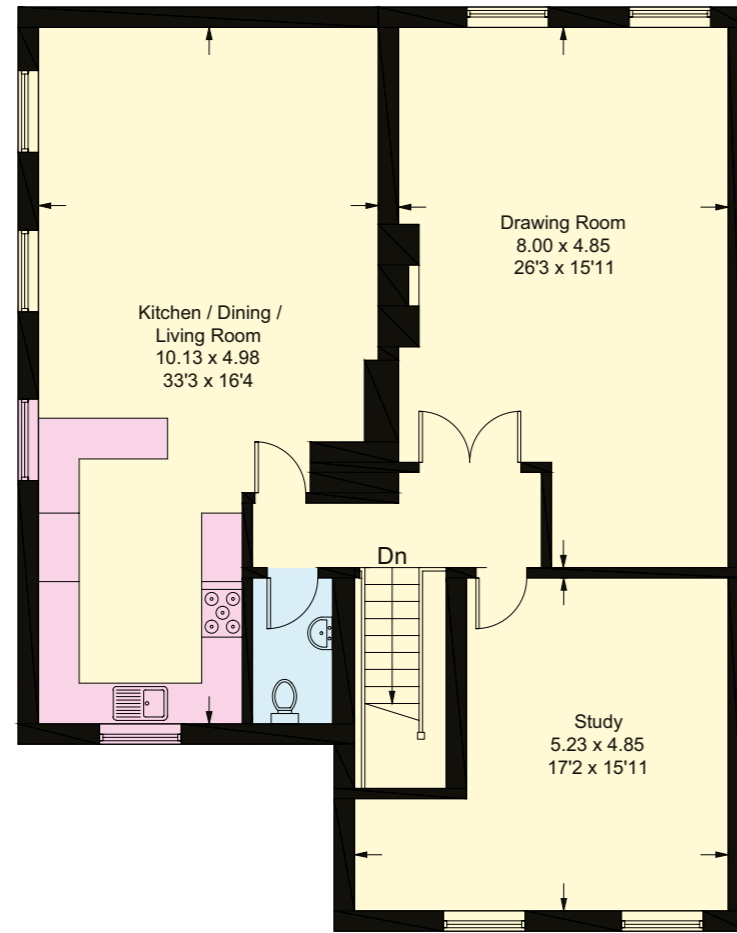
Total: 253.6 sq m / 2729 sq ft

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.

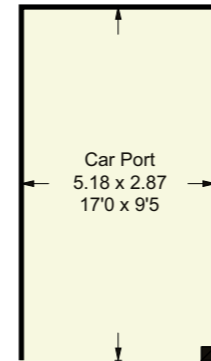
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



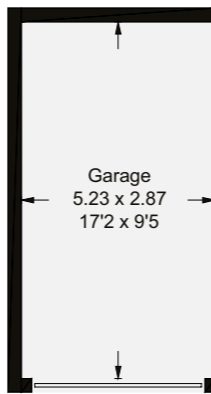
Ground Floor



First Floor

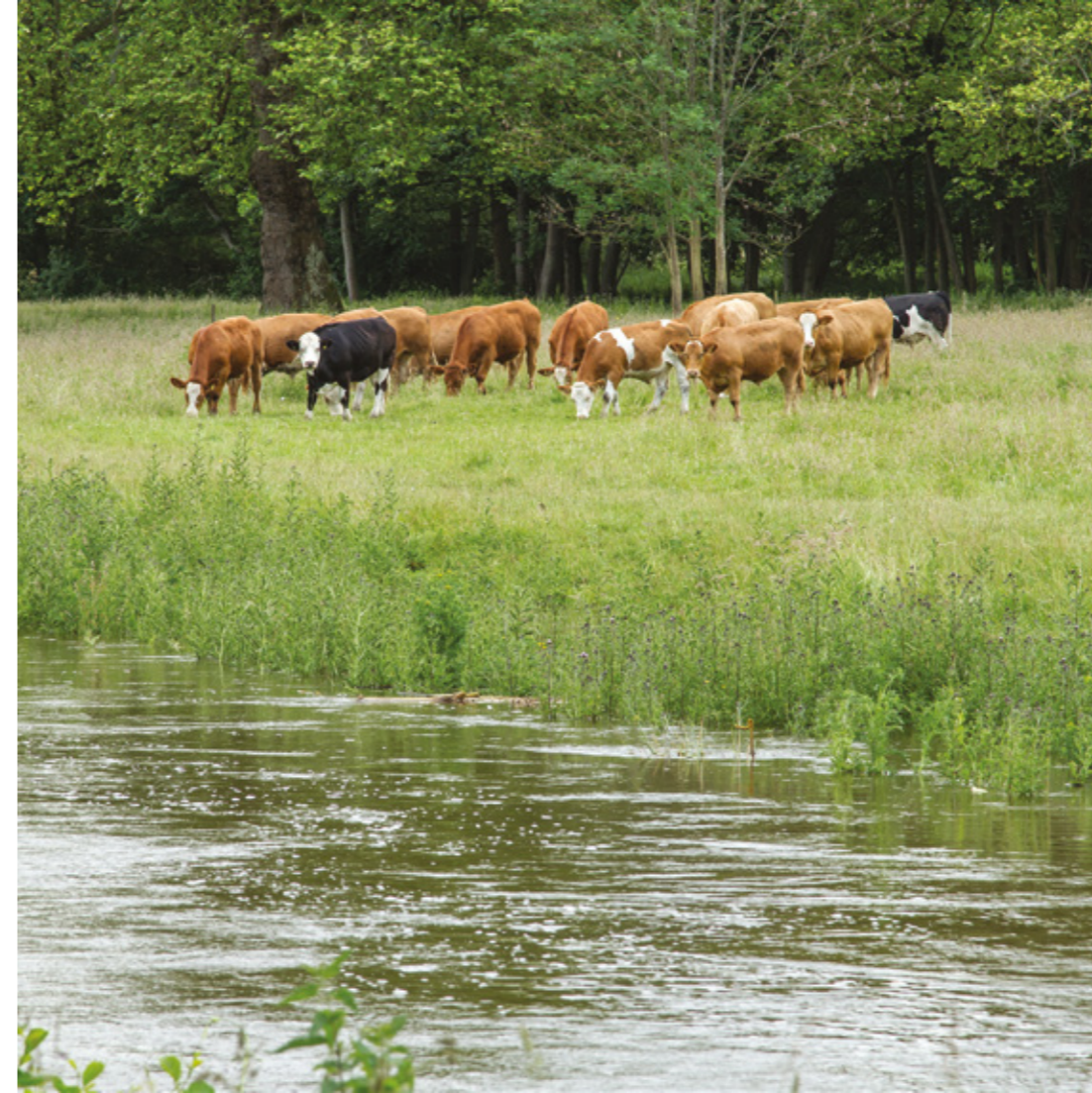


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





## Directions (GU8 6BG)

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From Guildford, proceed south on the A3 towards Portsmouth. Exit the A3 at the Norney, Hurtmore and Shackleford turning and follow the slip road to the T-Junction. Turn right. Follow this road for approximately 1 mile, passing over two junctions. There is a warning triangle showing bends in the road ahead, shortly followed by a staggered junction sign. At this point, start indicating left. Do not turn right into Peper Harow Lane, but take the turning for Peper Harow Park on the left, proceeding through wooden gate posts – there is a sign ‘Peper Harow Park – No Thoroughfare’. Follow this private road and as you start to reach a cluster of houses, pass the church, and continue forwards where the main house will be found on the right-hand side.

## Property information

**Tenure:** The remainder of a 999-year lease from 24th June 1998 plus a share of the freehold in the Residents Management Company

**Service Charge:** Further details available from Knight Frank. The charge covers the cost of the maintenance of all common parts, parkland, insurance and part time caretaker.

**Ground Rent:** One bottle of claret.

**Local Authority:** Waverley Borough Council - 01483 523 333

**Council Tax:** Band H

**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.

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Particulars dated February 2024, Photographs and videos dated January 2024 plus a few photographs from the Knight Frank archive.

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