Knight Frank

THE OLD DAIRY

Nr Hascombe, Godalming, Surrey

AN ENCHANTING DETACHED SINGLE STOREY FORMER DAIRY

Set in a superb location on the edge of Hascombe in a highly sought-after country setting

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Dining/family room | Sitting room | Dining room | Study | Utility room | Cloakroom

Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom | En suite shower room

Delightful gardens and grounds of almost an acre

Distances: Godalming 2.4 miles, Guildford 7.1 miles, Central London 41.9 miles
Godalming Station 3.2 miles (London Waterloo from 46 mins), Guildford 7 miles (London Waterloo from 37 mins)
A3 4.9 miles, M25 (junction 10) 15.9 miles, London Heathrow 29 miles, London Gatwick 27 miles
(All times and distances are approximate).

SITUATION

The Old Dairy is an outstanding and well-presented country property combining period charm with modern comfort, set within a peaceful rural backdrop yet only moments from the amenities of Godalming and the surrounding Surrey Hills. Thoughtfully arranged, the property provides substantial living space ideal for both family life and entertaining.

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The heart of the home is the impressive family/dining room, a bright and versatile space with ample room for large gatherings with doors out to the garden. Adjacent lies the well-proportioned kitchen, designed to serve as both a practical workspace and an inviting hub of daily activity. A separate dining room offers a more formal setting, while the generous sitting room provides an elegant space for relaxation, featuring excellent natural light, a beamed vaulted ceiling and stone fireplace.

To the rear of the house, a utility room ensures practicality, with extensive storage and secondary access whilst a dedicated study offers a quiet work-from-home environment.

The bedroom accommodation is exceptionally generous. The vaulted principal bedroom provides superb scale and versatility. Three further double bedrooms offer comfortable family or guest accommodation, each with excellent proportions and two further bath/shower rooms (one en suite).

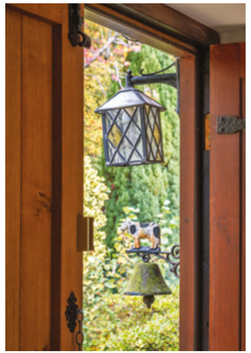
GARDEN AND GROUNDS

The gardens at The Old Dairy are a true extension of the home's charm, thoughtfully landscaped to create a calm, elegant setting that beautifully complements its rural surroundings. Set off a private lane and framed by mature trees, the grounds offer both openness and seclusion, with every area designed to capture seasonal colour.

At the heart of the garden is an expansive sweeping lawn, gently rolling away from the house and bordered by well-established shrubs and specimen planting. These gardens have been curated over time to provide interest throughout the year, from spring blossom and soft summer blooms to vibrant autumn foliage.

A sun-drenched stone terrace sits directly off the main living spaces, providing the ideal spot for outdoor dining and relaxation. This sheltered terrace is perfectly positioned to take advantage of the evening sun—an inviting space for entertaining.

In all, the gardens at The Old Dairy offer a rare combination of structured landscaping and countryside tranquillity—an idyllic setting for family life, outdoor living, and year-round enjoyment.



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

Ground Floor

Approximate Gross Internal Area
2,527 sq. ft / 234.74 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY INFORMATION

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

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

Tenure: Freehold

Energy Performance Certificate: Band G

Directions
Postcode: GU8 4AE
What3words: ///circle.factories.gratuity

Viewings: Viewing is strictly by appointment through Knight Frank.

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