

# Henley House

Hurtmore, Godalming, Surrey





## A substantial six bedroom detached family home in the heart of Hurtmore.

A3 1.2 miles, Farncombe Station 1.6 miles (from 40 minutes to London Waterloo), Godalming High Street 2 miles (from 46 minutes to London Waterloo), Guildford 5.4 miles, M25 (Junction 10) 13.2 miles, Heathrow 30.1 miles, Gatwick 32.7 miles, Central London 34.4 miles  
(All distances and times are approximate)



6



3



3

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### Summary of accommodation

Reception hall | Sitting room | Dining room | Garden room | Kitchen/breakfast room | Utility room | Family room | Two cloakrooms

Principal bedroom with en suite | Five further bedrooms | Two further bathroom (one en suite)

Substantial garage block with accommodation for four cars with workshops and vehicle inspection pit  
Extensive first floor office | Cloakroom | Carport for two cars

Lovely gardens and grounds | Tennis court | Further outbuildings

**In all about 1.9 acres**

## Situation

Henley House is located on Summers Lane in the village of Hurtmore, Godalming. This detached house offers residents a blend of countryside tranquillity and modern convenience.

Families will appreciate the proximity to educational institutions, with local schools within 1 mile. For those who enjoy outdoor activities, the Godalming Leisure Centre is 2 miles away, providing facilities including a swimming pool, gym, and sports courts.

Commuters will benefit from the convenient transport links, with Godalming station situated 1.5 miles from the property, offering regular services to London Waterloo and other major destinations. The A3 is also easily accessible, connecting you to the broader motorway network and Central London.

For shopping enthusiasts, the centre of Godalming, with its array of independent boutiques, cafes, and restaurants, is 2 miles away. The larger town of Guildford, with its extensive shopping centres and vibrant nightlife, is a short drive of 5 miles.

Health services are readily available, with the nearest hospital, Royal Surrey County Hospital, located 4 miles from Henley House.

Nature lovers will enjoy the proximity to the Surrey Hills Area of Outstanding Natural Beauty, which offers spectacular landscapes and numerous walking trails within a 3 mile radius.



## Henley House

A detached home on Summers Lane in the sought-after area of Hurtmore, Godalming. This spacious property combines classic charm with modern convenience, set among greenery and well-maintained gardens.

The house includes six generously sized bedrooms, including a main suite, and two further bathrooms. Three substantial reception rooms provide plenty of space for family life and entertaining.

At the centre of the home is a large kitchen-dining area with wooden floors, traditional cabinetry, and large windows that bring in natural light.

Additional features include a separate dining room and a bright sitting room, both offering a mix of traditional and modern style.



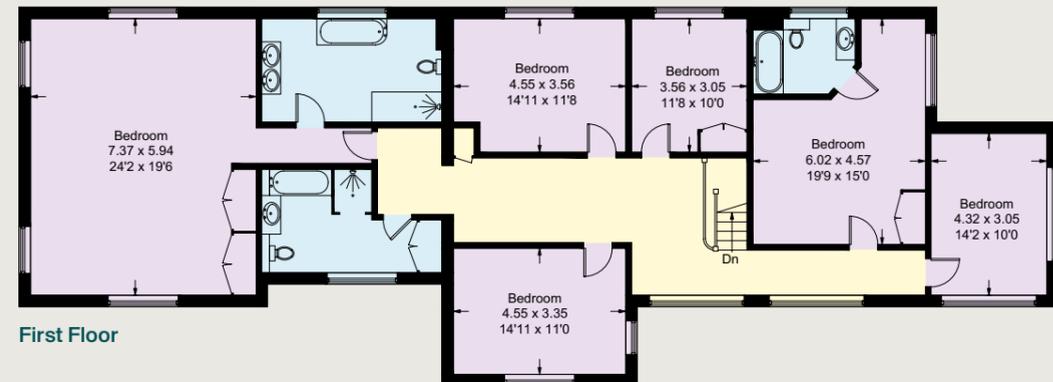




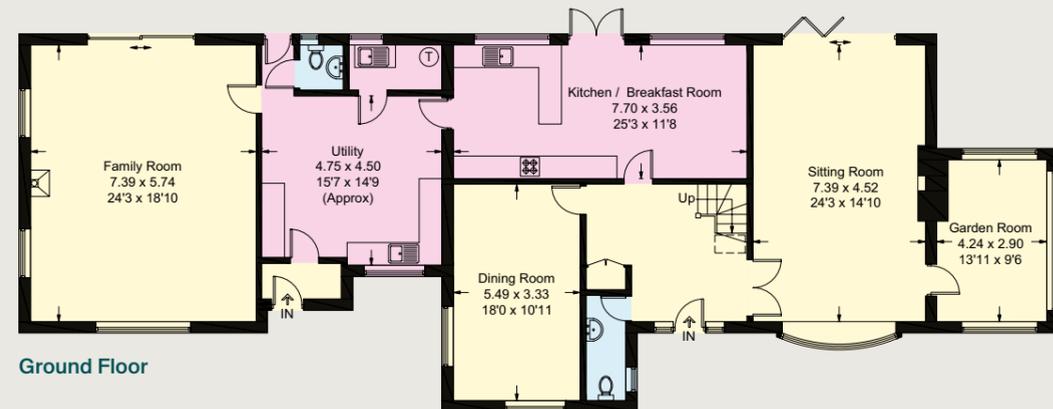


Approximate Gross Internal Floor Area  
 386.1 sq m / 4156 sq ft  
 Garage & Store = 141.9 sq m / 1527 sq ft  
 Total = 528 sq m / 5683 sq ft  
 (Excluding Carport / Log Store / Eaves)

= Reduced headroom below 1.5m / 5'0

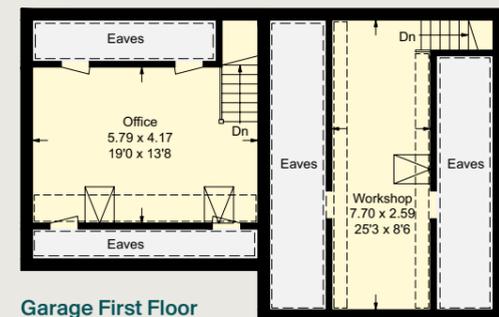


First Floor



Ground Floor

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



Garage First Floor



Garage Ground Floor

(Not Shown In Actual Location / Orientation)

# Gardens & Grounds

Outside, the property boasts landscaped gardens, a driveway, and a tennis court. There are also three storage sheds. Substantial garage block with parking for four cars, with vehicle inspection pit and an adjoining car port for two cars, with an office above one side and a workshop above the other, offering flexible workspace options.

Henley House provides a comfortable and stylish home in a peaceful setting, making it a great choice for families.



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## Property Information

**Tenure**  
Freehold

**Local Authority**  
Guildford Borough Council

**Council Tax**  
Band G

**EPC Rating**  
D

### **Directions (GU7 2RR)**

From London, continue south along the A3 taking the B3000 exit to Godalming/Compton/Puttenham. Continue straight over the roundabout up the hill, turning left at the second roundabout onto the Priorsfield Road. Continue for approximately 1 mile and then turn right onto Summers Lane. After 0.2 miles turn left and you will find the drive for Henley House.

### **Viewings**

Viewing is strictly by appointment through Knight Frank.



**Knight Frank Guildford**

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