



Winkworth Hill, Hascombe, Nr Godalming, Surrey







An incredibly **striking principal portion** of a fine country house in an enviable setting.

Summary of accommodation

Reception hall | Drawing room | Family room | Staircase Hall | Bespoke kitchen/breakfast room with AGA | Cloakroom

Principal bedroom suite with en suite bathroom | Six further bedrooms | Two further bathrooms

Double barn style garage with store and home office above | Covered dining/BBQ area | workshop and log store

Sensational gardens and grounds

In all about 2.77 acres

Distances

Godalming (London Waterloo from 46 mins) 3.2 miles, A3 4.9 miles, Guildford (London Waterloo from 37 mins) 7.3 miles

M25 (junction 10) 15.9 miles, London Gatwick 27 miles, London Heathrow 29 miles, Central London 41.9 miles

(All distances and times are approximate)



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Situation

Winkworth Hill sits in a private sought-after position, tucked away on the edge of the highly desirable village of Hascombe with its excellent pub (The White Horse).

The property is in an Area of Outstanding Natural Beauty, with direct access to many miles of bridleways and footpaths within the surrounding rolling hills.

Schools

Charterhouse, Godalming

Cranleigh School

The Royal Grammar School, Guildford

Guildford High School

Prior's Field, Godalming

Aldro School, Shackleford

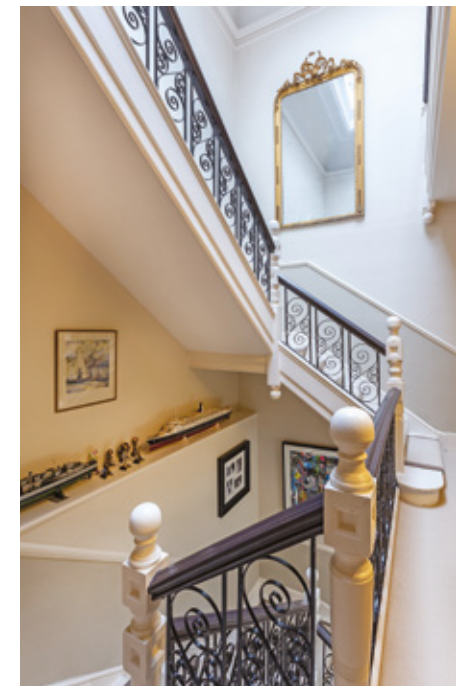
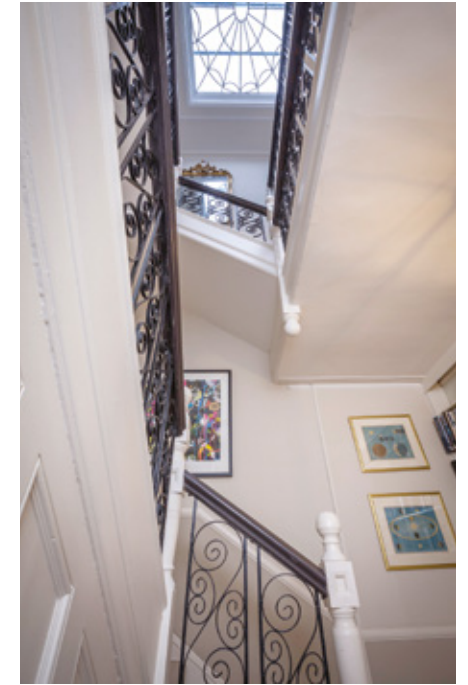
St Catherine's, Bramley

St Hilary's Godalming

Godalming Sixth Form College

The property

Winkworth Hill is believed to have been built in the 1890s when the land around was sold to a prominent industrialist. The house and gardens are likely influenced by Sir Edwin Lutyens and Gertrude Jekyll, with walled terracing, stone staircases and viewing areas and a noteworthy grotto, encircled with winding steps. The parkland like feel with mature trees, well stocked beds and lawns is a testimony to the original landscaping and to the maintenance by the current owners. The gardens are a truly magnificent feature.









Through the history of Winkworth Hill there have been additions and updates to the building. Most prominent is the Italianate tower which dominates the facade, thought to have been added around 1945 when nuns operated Winkworth Hill as a respite for Canadian soldiers returning home.

Many of the architectural features of Winkworth Hill remain today and have been lovingly restored and cared for by the current owners including grand stone fireplaces, winding staircase with a magnificent roof light, cast iron radiators and 3.5m high ceilings giving a feeling of grandeur and space.

Whilst the property is feature packed the current owners have substantially updated it to reflect a modern contemporary feel, providing all the comforts expected of modern living. Updates include contemporary Tom Howley kitchen with AGA, and CP Hart bathrooms throughout.





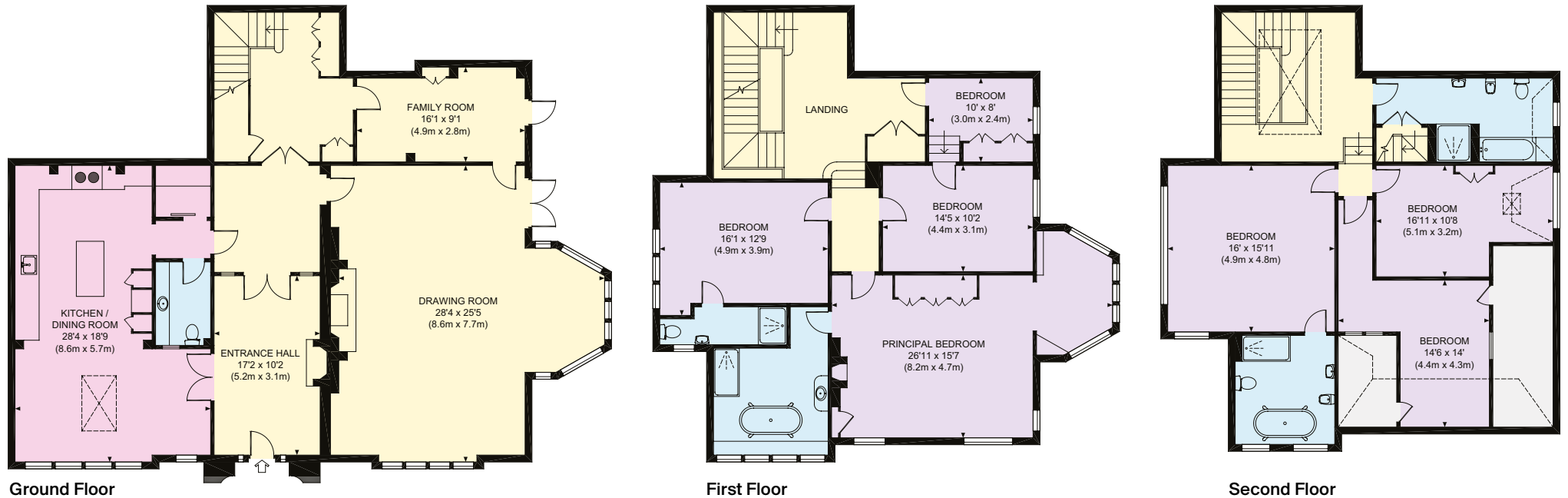
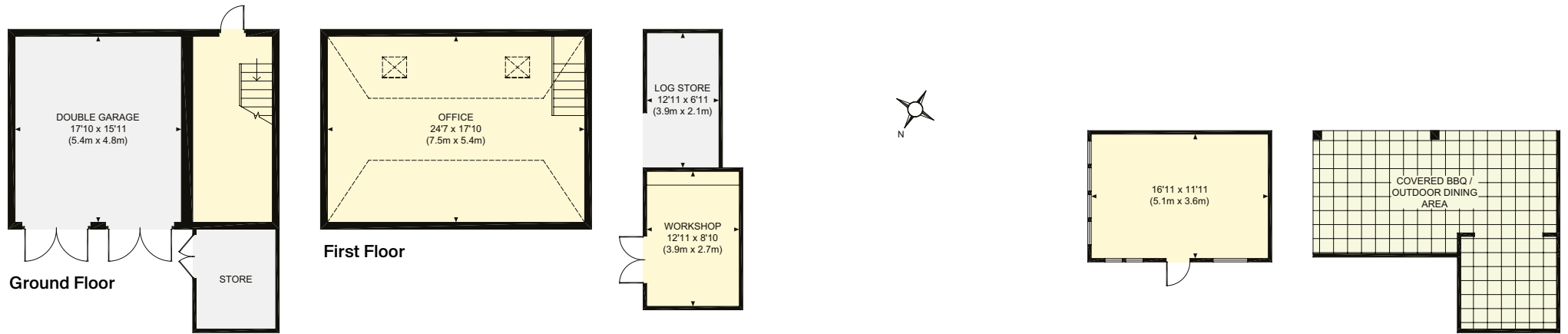
Approximate Gross Internal Floor Area

4272 sq ft / 396.9 sq m

Outbuildings: 1272 sq ft / 118.2 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.

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







Gardens and grounds

Outside the landscaped gardens of just under 3 acres, include private parking for many cars, garaging, office space, workshops and storage areas, a covered dining area, gym, formal vegetable garden and stable converted to entertaining space hidden away in the woods!

Services

We are advised by our clients that the property has mains water, electricity, drainage, oil fired central heating. Connected to fibre for superfast broadband over 500Mbps.

Directions (GU8 4AE)

From Guildford, follow the A3100 to Godalming and, at the traffic lights, turn left onto the B2130 Brighton Road. Continue for 2.3 miles and on a left-hand bend, carefully turn right into an un-named private road, signposted to Hascombe Court. Follow the road ahead and take the turning on the left, following signs to Winkworth Hill which will be found on the right-hand side.







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: F



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 June 2023. Photographs and videos dated June 2023.

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