

7 Peper Harow House

Nr Godalming, Surrey

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Peper Harow Park, Peper Harow, Nr Godalming, Surrey, GU8

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

(All mileages are approximate)

A spectacular apartment within this historic Grade I Listed mansion set within one of the finest country estates in South East England.

Entrance hall/study | Grand drawing room | Kitchen/breakfast room | Laundry room | Cloakroom | 3 bedroom suites

Garage and carport

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



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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 7

This apartment is on the raised ground and lower ground floor and benefits from plenty of natural light. One of the key rooms is the sensational drawing room, which was the original ballroom and offers spectacular ceiling heights with ornate detailing, two substantial sash windows looking over the park and cricket pitch and a highly detailed marble mantelpiece. On the same floor is a well-appointed kitchen/breakfast room with views to the front.

On the lower ground floor are three double bedrooms all with en suite bathrooms.





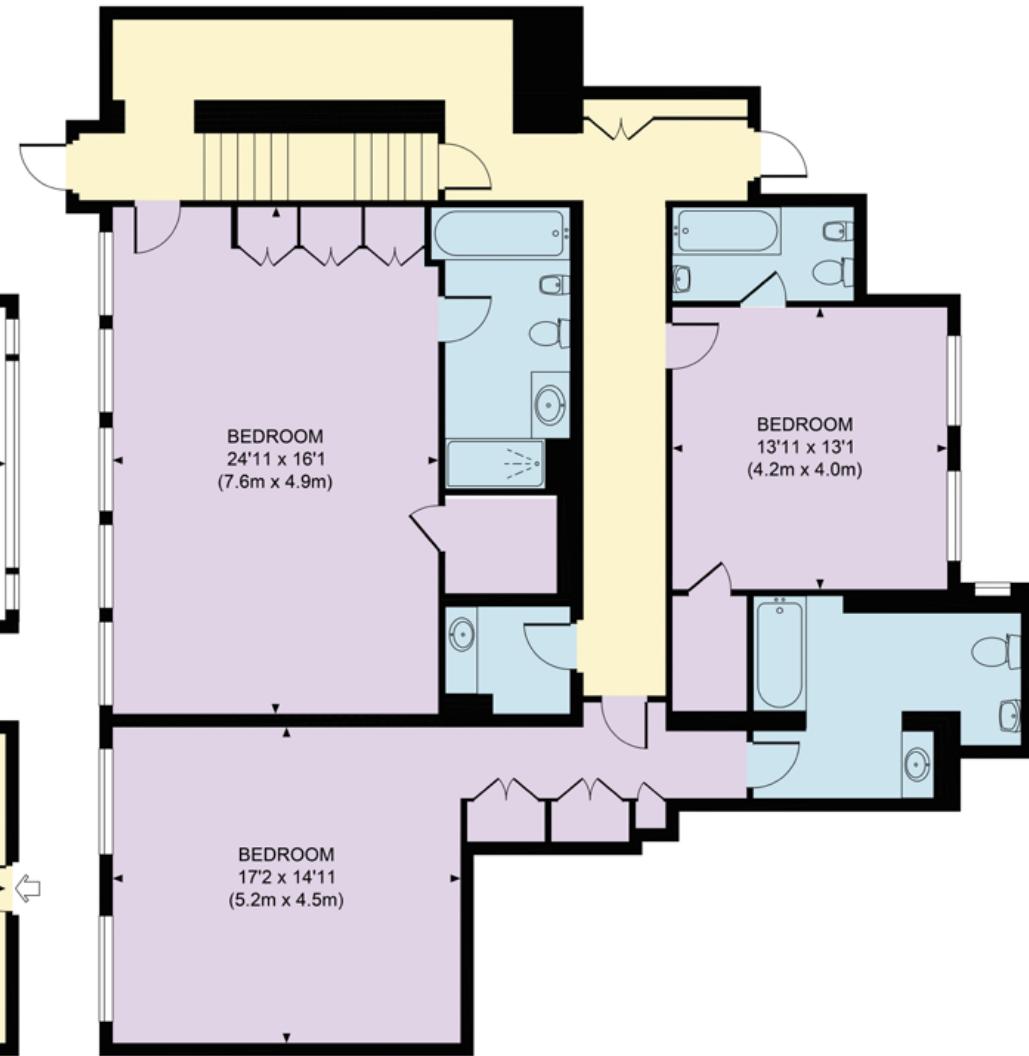
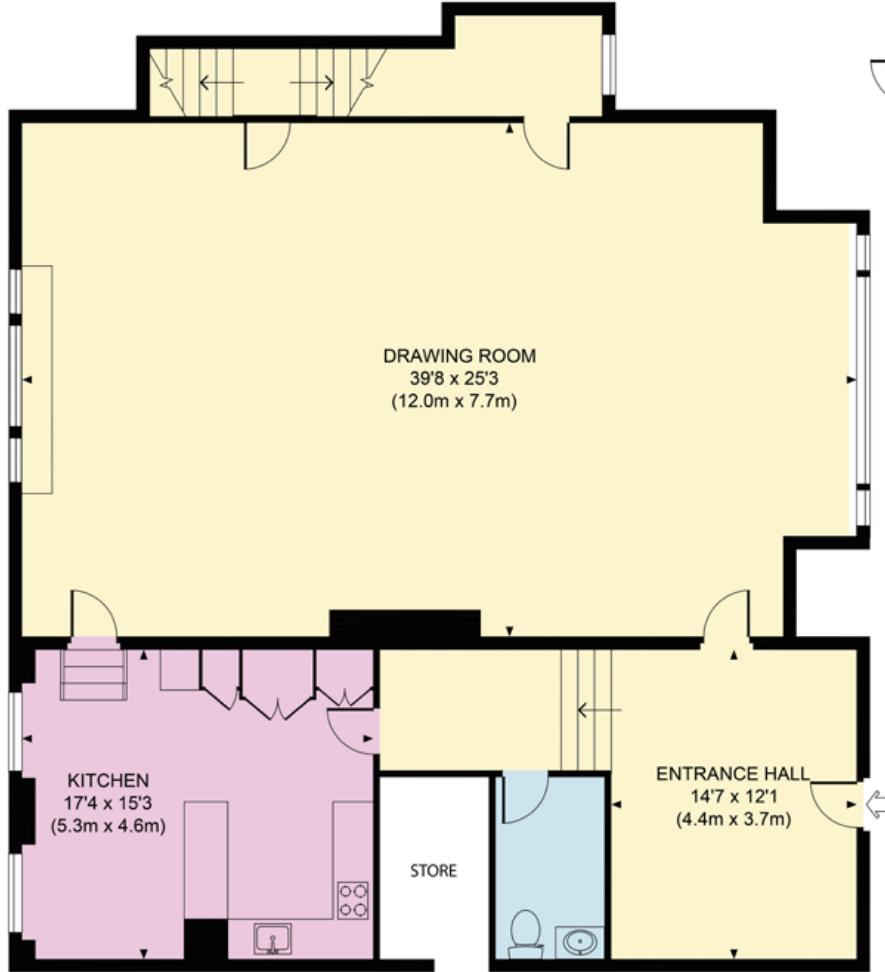


Approximate Gross Internal Floor Area

309.7 sq m / 3,334 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

Double garage and separate parking space.

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.

Services

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



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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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, lift, insurance and part time caretaker.

Ground Rent

One bottle of claret.

Directions (GU8 6BG)

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.



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