

Overton House, Godalming, Surrey



An exceptional house, close to Godalming town centre,
with an extraordinary history.

Summary of accommodation

Main House

Reception hall | Drawing room | Terrace

Kitchen/dining room | Utility room | Cloak room

Principal bedroom with ensuite dressing room and bathroom

Three further bedrooms | Family bathroom

Ancillary accommodation

Bedroom/study | Shower room | Carport

Three sheds and woodstore

Garden and Grounds

Garden and grounds | Parking

In all about 1.462 acres



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Situation

This part of Surrey is renowned for its accessibility to Central London and offers a perfect balance between an easy commute and living in the country.

Godalming is a charming market town with a superb array of amenities within easy reach of the house including many small independent boutique shops, coffee shops, pubs and restaurants as well as a Waitrose and Sainsbury's. The train station is moments from the house and offers a frequent service to and from London Waterloo and towards Portsmouth and the Isle of Wight to the south. For a more extensive range of shopping, sporting and leisure facilities, the cathedral town of Guildford lies only a few miles away.

Communications are excellent with the nearby A3 providing access to the M25, Heathrow and Gatwick airports, London and the south coast.

There are many highly regarded local schools in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, St Hilary's and Godalming Sixth Form College.

Near to the property, there are a wide range of sporting facilities including the Queen's Sports Centre at Charterhouse and West Surrey Golf and Tennis Club at nearby Enton.

Some of Surrey's finest countryside, much of which falls within the Surrey Hills Area of Outstanding Natural Beauty, surrounds the town which is ideal for walking, riding and cycling.

Distances

Godalming station 0.3 miles (London Waterloo from 42 minutes or 39 minutes on the return journey), A3 3.1 miles, Guildford 5.2 miles (Distances and times approximate)

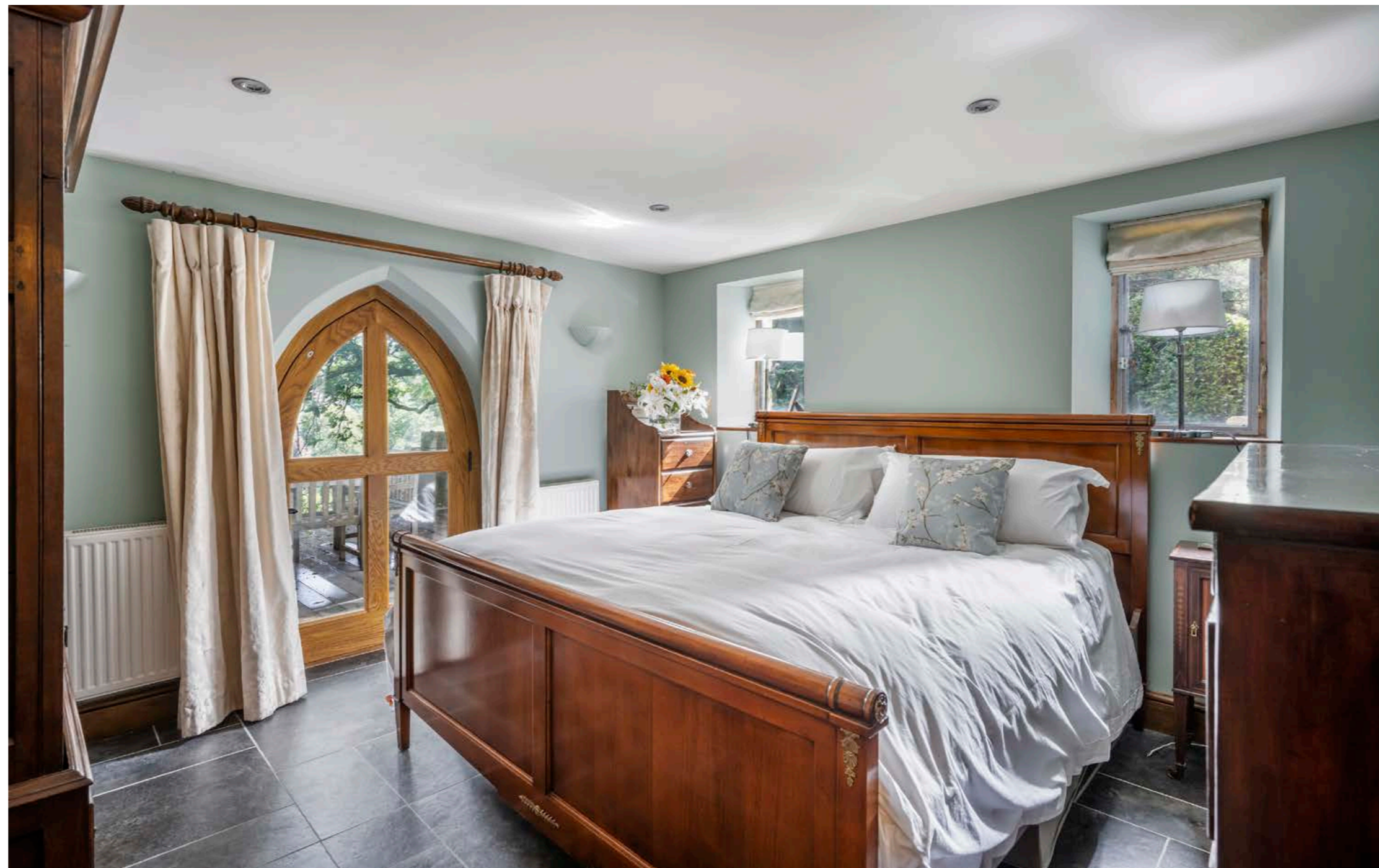


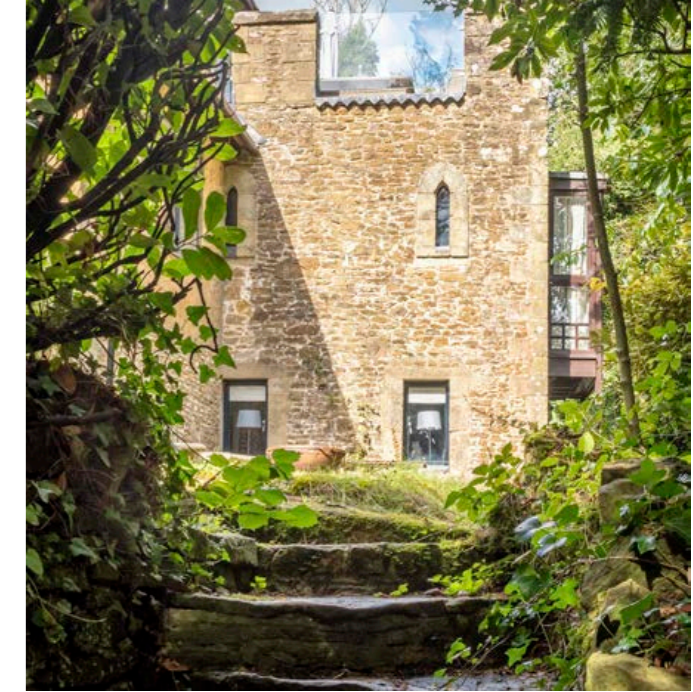
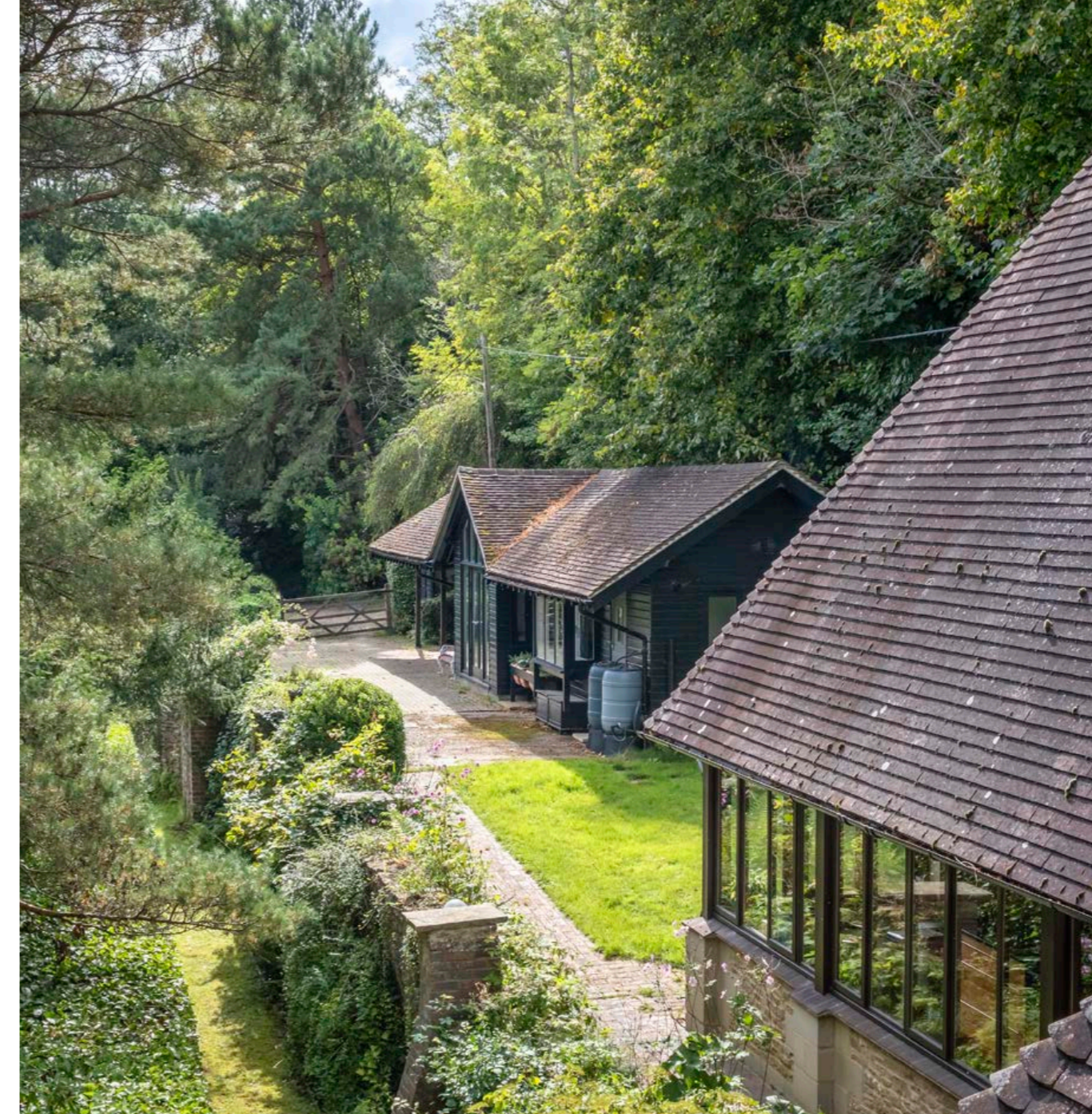
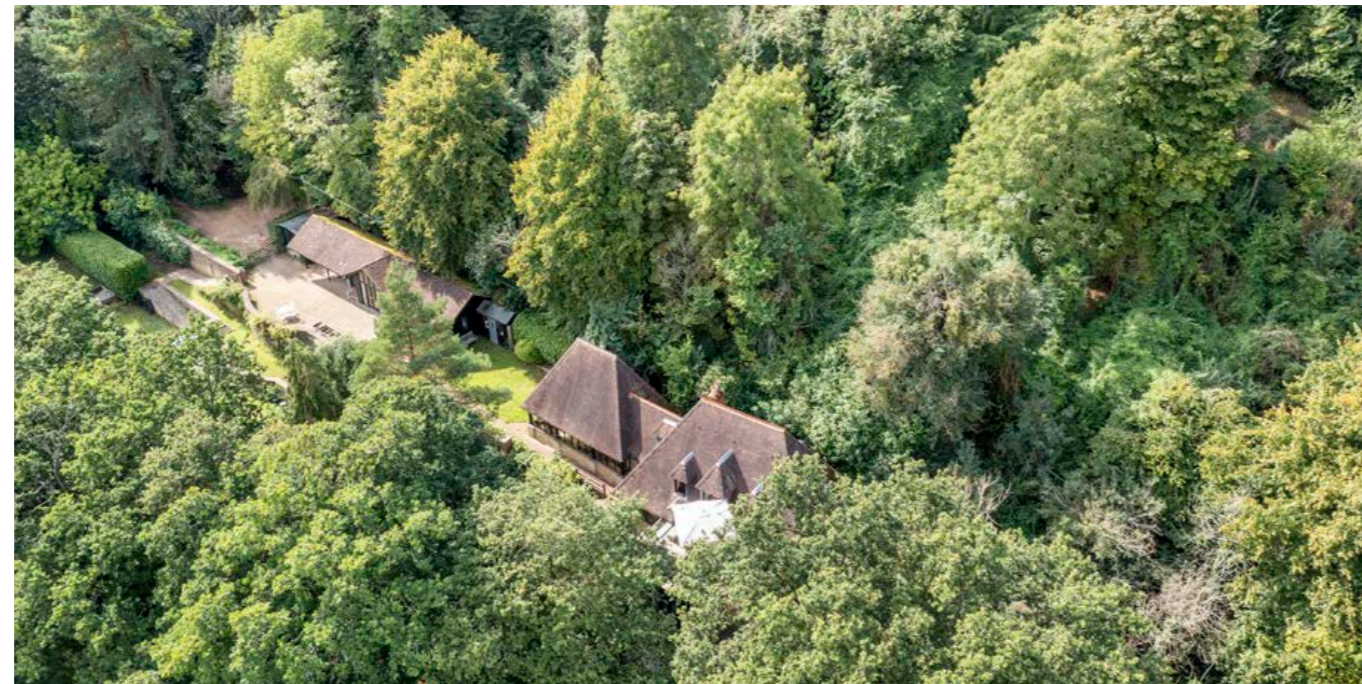
Overton House

Overton House, formerly known locally as The Little Fort, is a Grade II Listed Building comprising a fortified tower understood to have been built in the 1740s, with substantial 19th and 20th century additions.

The fortified tower was built for Anne Oglethorpe and Eleanor Marquise de Mezieres, who were sisters of General James Oglethorpe who owned Westbrook. While James Oglethorpe was away in America, founding the colony of Georgia, Anne lived at Westbrook, with Eleanor a frequent visitor. The two of them were staunch Jacobite supporters and involved in various plottings. The tower was one of two forts which the Oglethorpes built along a pre-existing vineyard wall, apparently to prepare Westbrook as a Jacobite stronghold in the event of attack.

The house was extended significantly in the 19th and 20th centuries and now comprises a fabulous family home incorporating the original tower with a roof terrace above, from which there are panoramic views over Godalming. Adjacent to the roof terrace there is a large drawing room taking up the whole of the top floor. On the middle (ground) floor is the delightful kitchen/dining room as well as the utility room, cloak room and reception hall. Accessed from the hall are three bedrooms and family bathroom. On the lower ground floor is the principal bedroom in the original tower with ensuite dressing room and bathroom.





Outbuildings

To the south of the house is the annexe which consists of a massive open plan bedroom/study, beyond which is a shower room. To one end of this building is the superbly generous carport. In addition there are three sheds and a woodstore behind the house.

Garden and Grounds

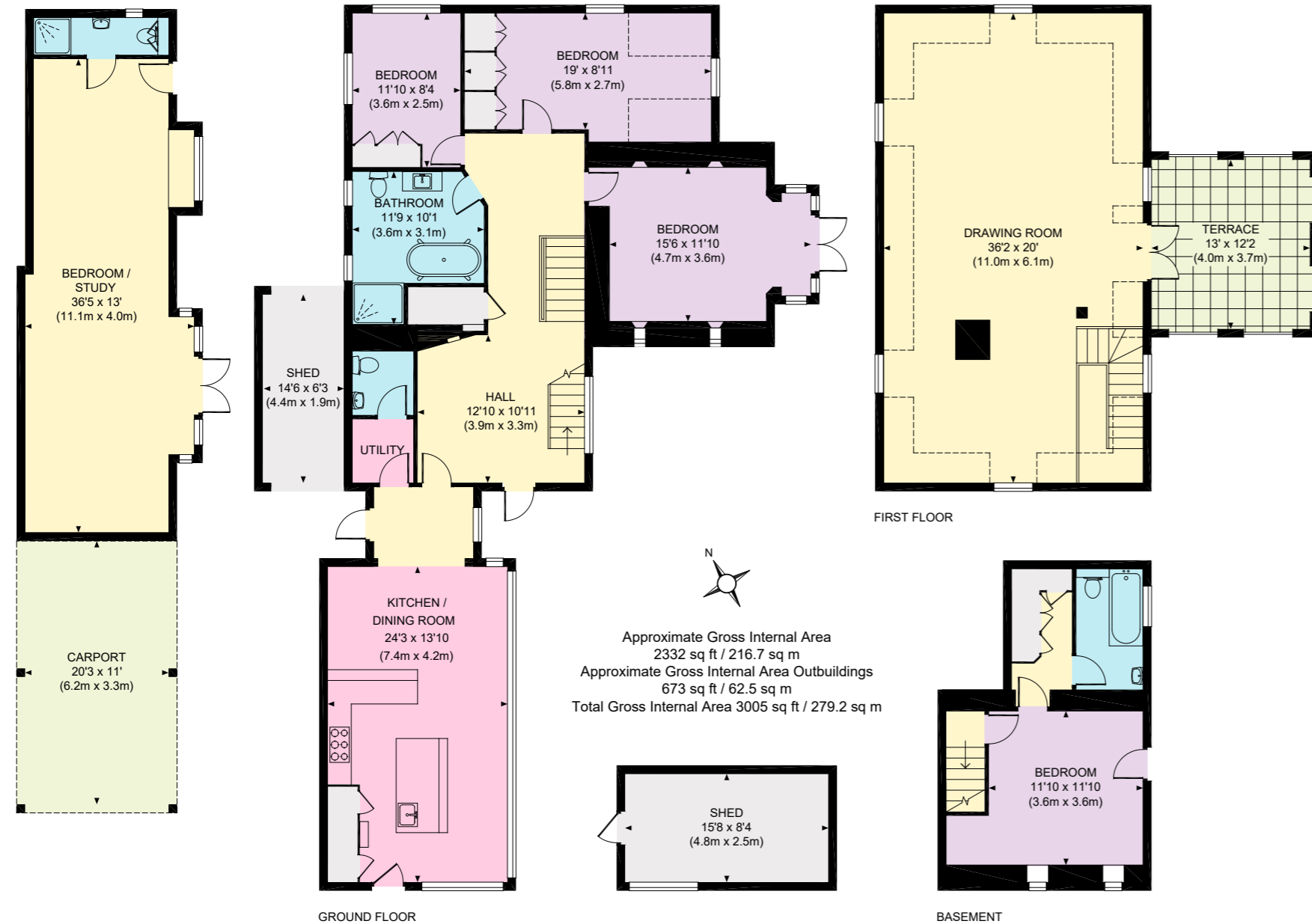
The substantial terraced gardens extend to the south and east of the main house with lawns and retaining walls, herbaceous borders, flower beds, specimen and fruit trees. Within the boundary, above and to the south of the house is a band of ancient woodland. A magnificent flight of Bargate stone steps lead down through the woods to a gate onto New Way from which the rear pedestrian entrance to the station can be accessed.

Approximate Gross Internal Floor Area

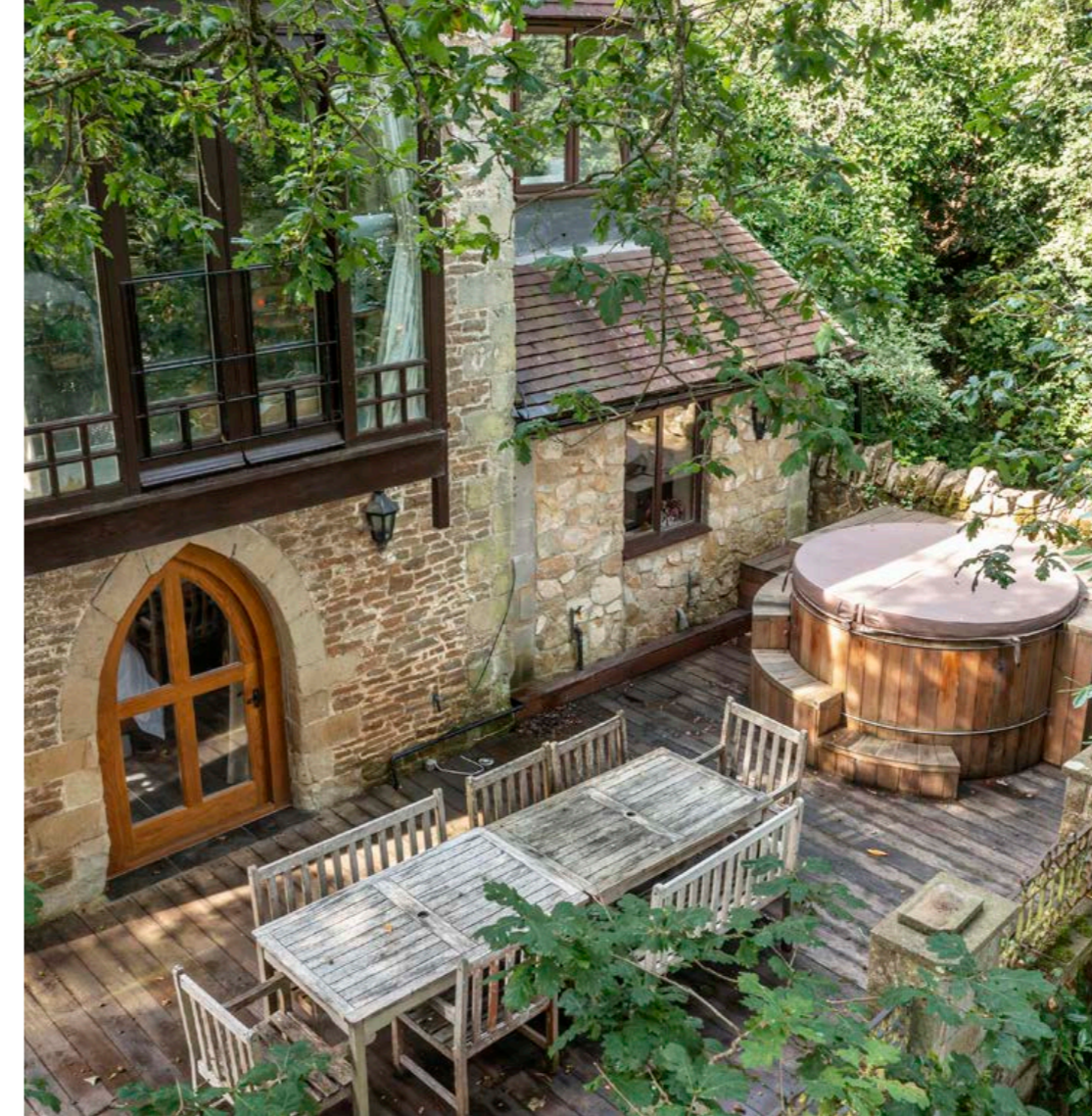
House: 216.7 sq m / 2,332 sq ft

Outbuildings: 62.5 sq m / 673 sq ft

Total: 279.2 sq m / 3,005 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.



Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Waverley Borough Council. 01483 523333

Energy Performance Certificate Rating: Band D

Council Tax Band: G

Directions (Postcode: GU7 2JH)

From Guildford head south on the A3 over the Hogs Back and then exit on to the B3000 signposted to Godalming and Farnham. At the first roundabout take the second exit onto the B3000. At the next roundabout, take the first exit onto Priorsfield Road which then turns into Hurtmore Road, heading past Charterhouse School. After 1.9 miles at the next roundabout, continue down hill on Charterhouse Road. After 0.6 mile, turn right opposite The Charterhouse Pub, into Borough Road. At the T junction turn right into Station Road and then immediately right again into Westbrook Road. Proceed under the railway bridge and then take the first left turn into New Way. Follow the lane to the very top, where there is a right turn into the drive of Overton House.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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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