



Winkworth Hill, Hascombe Road
Godalming, Surrey, GU8

HAMPTONS
INTERNATIONAL

Beyond your expectations

Occupying a particularly favoured and peaceful location.

Principal bedroom with adjacent bathroom | 4 further large bedrooms | family bathroom | reception hall | cloakroom | sitting room with open fireplace | dining area | study | snug with log burner | kitchen/breakfast area | two cellars | partly walled garden

Guide Price £925,000 Freehold

Description

A surprisingly well proportioned wing (one of only three), of a fine country house which probably dates back to around 1900. The very well presented accommodation is light, tastefully and neutrally decorated is initially approached via a welcoming reception hall with a roof lantern. The sitting room and snug each have working fireplaces, with the latter featuring a log burner. The kitchen/breakfast room is well fitted with painted units with granite working surfaces, complete with a range cooker and wine fridge. All of the bedrooms are large, along with the family bathroom with seperate shower cubicle. The attractive principal bedroom with a wardrobe lined dressing room and an adjacent bathroom with a shower cubicle.

There are two cellars each with good ceiling heights which provide both wonderful storage, and could be altered to create a games, gym or cinema rooms as required (subject to planning).

Outside

A gated forecourt driveway provides ample car parking with space for garaging (subject to planning). The gardens are partly walled and are a further feature, being laid to lawn with stocked flower borders. There is a brick sun terrace. A top lawn has a fine Willow with a further terrace that is both sheltered and would be ideal for summer entertaining with barbecue/pizza oven.

Location

This property occupies a very special and peaceful

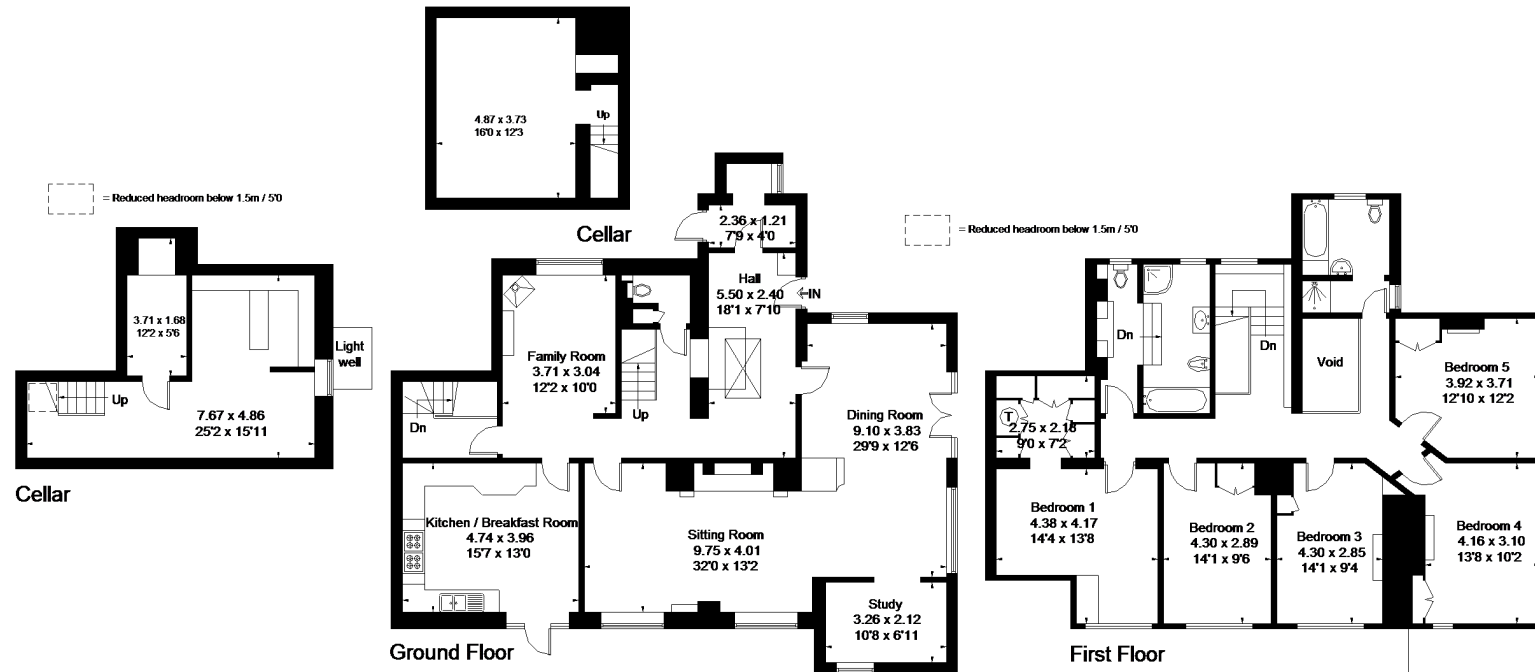
setting, being tucked away within a highly favoured area which comprises mainly the larger country houses and estates. Open countryside is readily accessible including Juniper Valley, Hydon Heath, and the 96 acre National Trust owned Winkworth Arboretum. Godalming is about 3 miles away with its historic High Street together with large branches of Waitrose and Sainsbury's. Godalming station serves Waterloo in about 46 minutes. Schools are within easy reach including St.Hilary's, Godalming 6th form college, Aldro in Shackleford, St Catherine's in Bramley, Charterhouse and Prior's Field. Hascombe has a beautiful church, together with the highly regarded and recently refurbished White Horse pub/restaurant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 259.4 sq m / 2792 sq ft
Cellars = 55.7 sq m / 600 sq ft
Total = 315.1 sq m / 3392 sq ft



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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

