





2 Gorse Hill

A stunning family home in an elevated position with some of the best views in Surrey!



- ▶ **Exclusive Development of Just Six Properties**
- ▶ **Five Bedrooms**
- ▶ **Stunning Kitchen/Dining Room**
- ▶ **16 Acres Of Communal Grounds With Lawns and Woodland**
- ▶ **Underfloor Heating and Radiators**
- ▶ **2361sq.ft including cellar**
- ▶ **Three Bathrooms**
- ▶ **Family Room Plus Study**
- ▶ **Ample Parking For Residents & Visitors**
- ▶ **High Spec Finish Throughout**

Gorse Hill was converted in 2017 by Crestfield Properties in conjunction with C7 Architects and now forms this exclusive development of just six individual homes. Approached by a long drive and occupying a completely secluded, elevated, 16-acre site the properties are afforded breath-taking panoramic views.

The property was recently extended by our clients and offers light and airy accommodation finished to a very high standard in a contemporary style. The fabulous entrance hall features a striking tiled floor and black painted staircase. Off the entrance hall is a generous cloakroom, a guest bedroom with en-suite shower and a well-appointed kitchen/dining room with a comprehensive range of built-in appliances. A herringbone patterned floor runs from the kitchen/breakfast room into the adjoining sitting room which has doors onto the garden and windows taking in the fabulous view. Off the sitting room the family room again has a door to the garden and windows to the view and beyond the family room is a useful study. On the first floor a spacious landing leads to four generous bedrooms and a family bathroom. The master bedroom has a walk-through dressing area and wet room and there is a luxurious family bathroom with freestanding bath and a large shower.

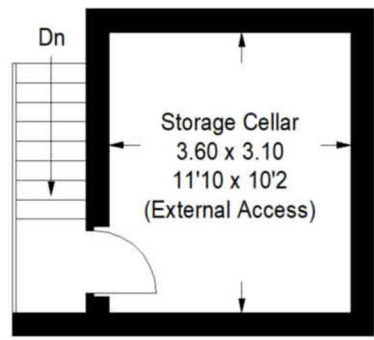
Council Tax Band: Waverley Borough Council Band E



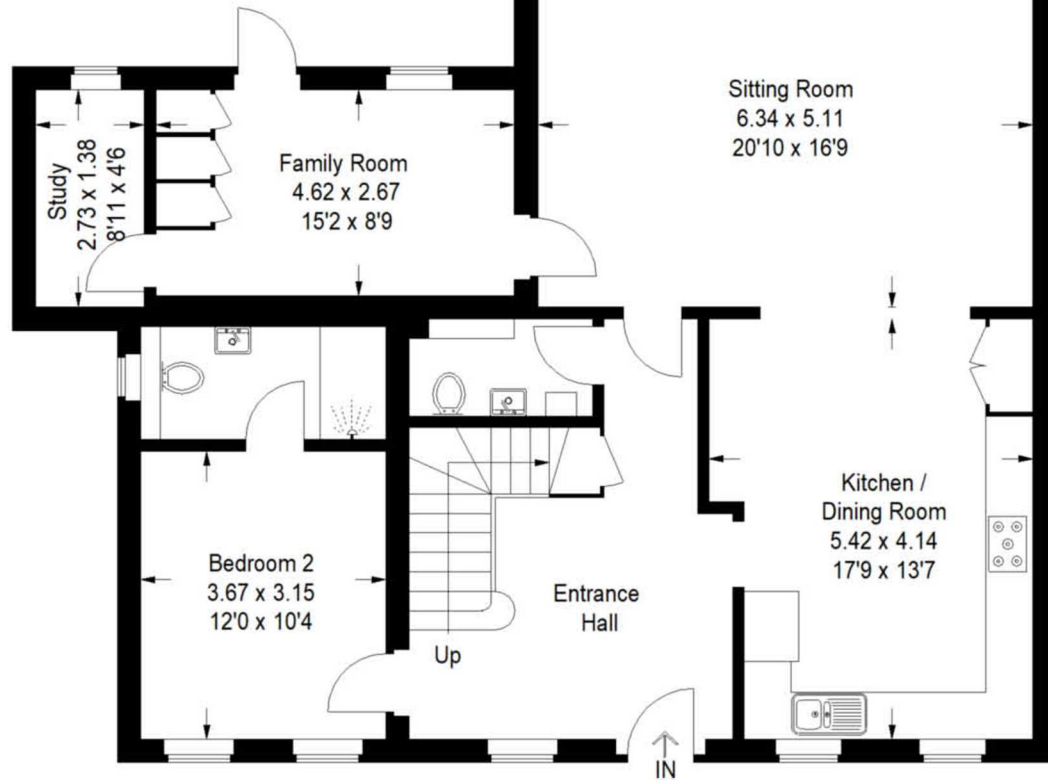




Gorse Hill, Petworth Road, Wormley



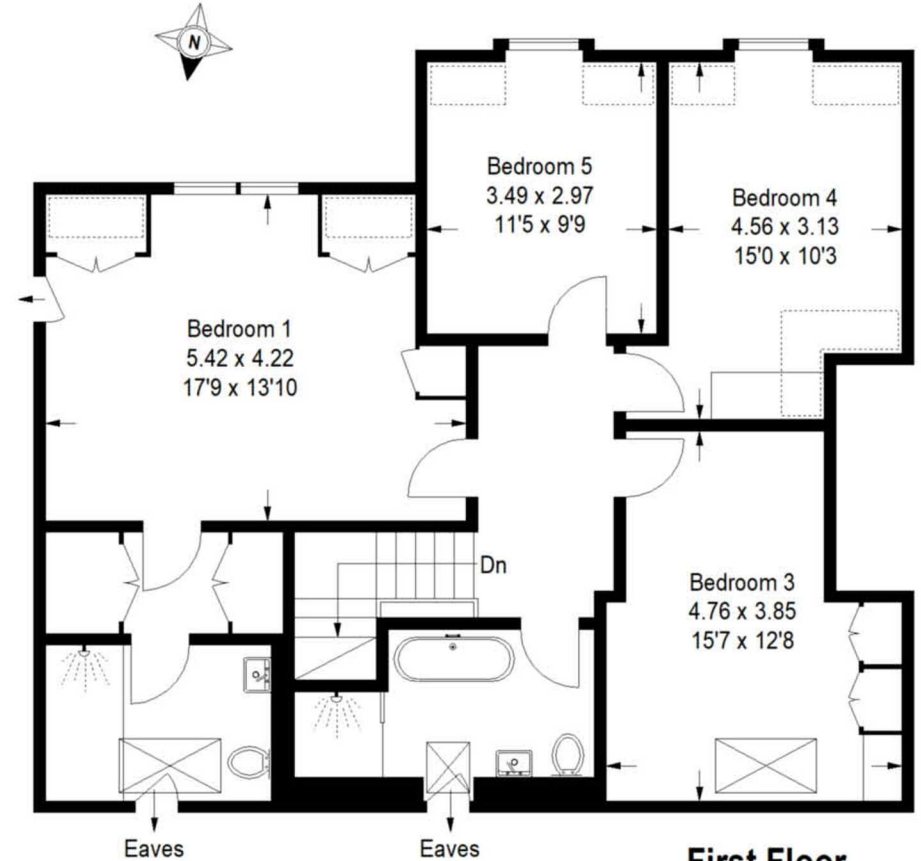
Lower Ground Floor



Ground Floor

Approximate Gross Internal Area
Lower Ground Floor = 11.3 sq m / 122 sq ft
Ground Floor = 114.7 sq m / 1235 sq ft
First Floor = 93.3 sq m / 1004 sq ft
Total = 219.3 sq m / 2361 sq ft

= Reduced headroom below 1.5 m / 5'0



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Garden & Grounds

A gravel drive immediately to the front of the house provides space for two cars and there is additional residents and visitor's parking. The property benefits from its own storage cellar with external access. There is secure communal bike storage and a bin store as well as a concrete shed base ready for the next owner to erect a shed, if so desired. The stunning grounds surrounding the property comprise of communal lawns and woodland with a children's play area. In addition, a garden adjoins the property and is enclosed by estate fencing with lawn and full width patio, a perfect spot to sit and take in the stunning views.

Location

Situated in the beautiful Hamlet of Wormley, close to the thriving village of Witley and surrounded by wonderful countryside. There is a newsagent, general store/wine merchants, doctors and dentist surgeries as well as two historic village inns. More comprehensive facilities are available nearby in Milford including the renowned Farm Shop. The area is well served by excellent schools both state and private for all ages. Milford also provides easy access to the A3 for London, M25 for Heathrow and Gatwick airports and the South Coast. The property is close to the West Surrey and Milford Golf Courses. Witley station is just over a mile away and provides direct access to London Waterloo. The historic, market town of Godalming is approximately 4 miles further on Guildford is approximately 7 miles away and provides excellent shopping, restaurants, cinemas and theatres.

TENURE: Freehold. OTHER INFORMATION: There is a Management Company with one resident from each property having the right to be a Director and there is a service charge of £275pcm.

Direction

Sat Nav Ref: GU8 5TR What3words: twisty.circus.cotton



