



de Mallet Morgan

PRIME AND SUPER PRIME
PROPERTY



WOOD END

WORMLEY, SURREY GU8 5TR

www.demalletmorgan.com

Mayfair Office: +44 207 183 7177

Country Office: +44 1483 608171

An architectural wonder, Grade II-Listed, with Sir Edwin Lutyens testing his early ideas and a garden by his friend, Gertrude Jekyll.

SUMMARY

Lutyens entrance porch into reception staircase Hall

Drawing Room

Dining Room

Study

Kitchen breakfast room

Laundry room

Utility room

Boiler room

Spacious sitting area/landing

6 bedrooms

2 bathrooms

Coach House double garage

Stable

Machine store and workshop

Jekyll cottage garden and light woodland area in all about 1.39 acres





DESCRIPTION

Listed in Pevsner, Wood End was built in 1897 for Lady Stewart and is described as an "attractive house, excellently composed, on a corner, the oversailing upper story of white plaster on a base of Bargate Stone with brick dressings, being anchored by a giant chimney stack into which a miniature porch fits snugly". The property retains original features of Sir Edwin Lutyens's work including "one of the most elegant staircases in South West Surrey" (Roderick Gradidge), a barrel vaulted ceiling in the drawing room and, in the dining room, there is a distinctive arched fireplace with the initials of Georgina Stewart, the mother of a leading architect in the Lutyens office and with whom he stayed whilst Tigbourne Court, regarded as Lutyens's "gayest and most elegant buildings and, probably his best", was being built just down the road. In his formative years as an architect, Gertrude Jekyll mentored Lutyens to define his own style which was different from either that of Ernest George and Norman Shaw. Many Wood End features are now replicated in other houses.





The impressive reception hall has a large fireplace typical of the early Arts and Crafts movement and there is a similar fireplace in the drawing room. Prior to 1877, Wood End had been a cottage, once owned by William Paton Burton*, architect and artist who was one of the many artists of the Arts and Crafts Movement, who moved to Witley with the advent of the railway. Myles Birket Foster and Helen Allingham also moved to the area at that time.

**William Paton Burton (1828-83)*

The son of Captain William Paton Burton, an officer in the Indian Army, he was born in Madras, but educated in Edinburgh before joining the practice there of the architect, David Bryce. He devoted much time to landscape painting in watercolour and travelled widely, visiting continental Europe, India and Egypt. In the 1860s he moved from Edinburgh to Witley, in Surrey, and painted many Surrey and Sussex scenes. Along with other venues, he exhibited at the Royal Academy and Royal Scottish Academy.





Of particular note are Lutyens's exquisite joinery, the big chimney stack and the delightful porch with its elegant gate. The staircase, being a key feature in his work, was clearly an indication of what would come later and so dramatically in many of Sir Edwin's later works, such as Viceroy House in Delhi and Britannic House in the City.

Wood End is a comfortable home of charm and character and, whilst it would benefit from careful and sympathetic modernization of facilities, it remains a rare example of a Lutyens property which has retained its architectural integrity and also having a garden originally laid out by his friend Gertrude Jekyll.





THE GARDENS

In her garden designs, Gertrude Jekyll had a unique way of synthesizing different natural and cottage garden styles as well as more formal layouts and this is evident too at Wood End. Situated on a corner, the property is usually approached from behind via a driveway from Wormley Lane that leads to a gravelled forecourt. The former Coach House adjoins the forecourt and provides garage space for two vehicles. There is also a former stable now utilized as a machinery store/ workshop as well as an adjacent tool store. Steps lead down off the drive by an Ironstone path to an attractive sunken garden, with typical Jekyll dry stone walling, level lawn and a central rose bed. The path continues to the porch. Another path leads behind the house to a pleasantly secluded terrace accessed from the kitchen/breakfast room. The gardens behind the house and are laid to lawn with a variety of shrub and flower borders, raised beds and footpaths leading through a dense backdrop of rhododendrons and wisteria to an area of light woodland, with specimen trees.



SITUATION

Wood End is set in the countryside between Godalming and Chiddingfold and is surrounded by The Surrey Hills Area of Outstanding Natural Beauty. There are local convenience shops at Witley, Hambledon and an excellent farm shop at Milford. The main-line stations at Witley and Milford offer fast and frequent train services into London (Waterloo), with journey times from about 50 minutes.

There is a choice of supermarket shopping, banking, restaurants and other local services at Godalming, whilst a complete range of shopping, leisure and cultural amenities are to be found in Guildford. Recreational amenities include golf at Chiddingfold, Eton and Milford and fishing at the nearby Eton Lakes. Hambledon Common is within half a mile and offers good riding and walking country. There are excellent schools in the area and these include King Edward's, St Hilary's, Barrow Hills Prep School, Aldro, Priorsfield, Charterhouse, St Catherine's and Cranleigh. Witley station is a short walk and there is a footpath adjoining the property which leads onto Hambledon Common.



WOOD END

WORMLEY, SURREY GU8 5TR

Gross internal area (approx.)

Main House = 371 sq m (3998 sq ft)

Garage = 24 sq m (260 sq ft)

Outbuilding = 17 sq m (187 sq ft)

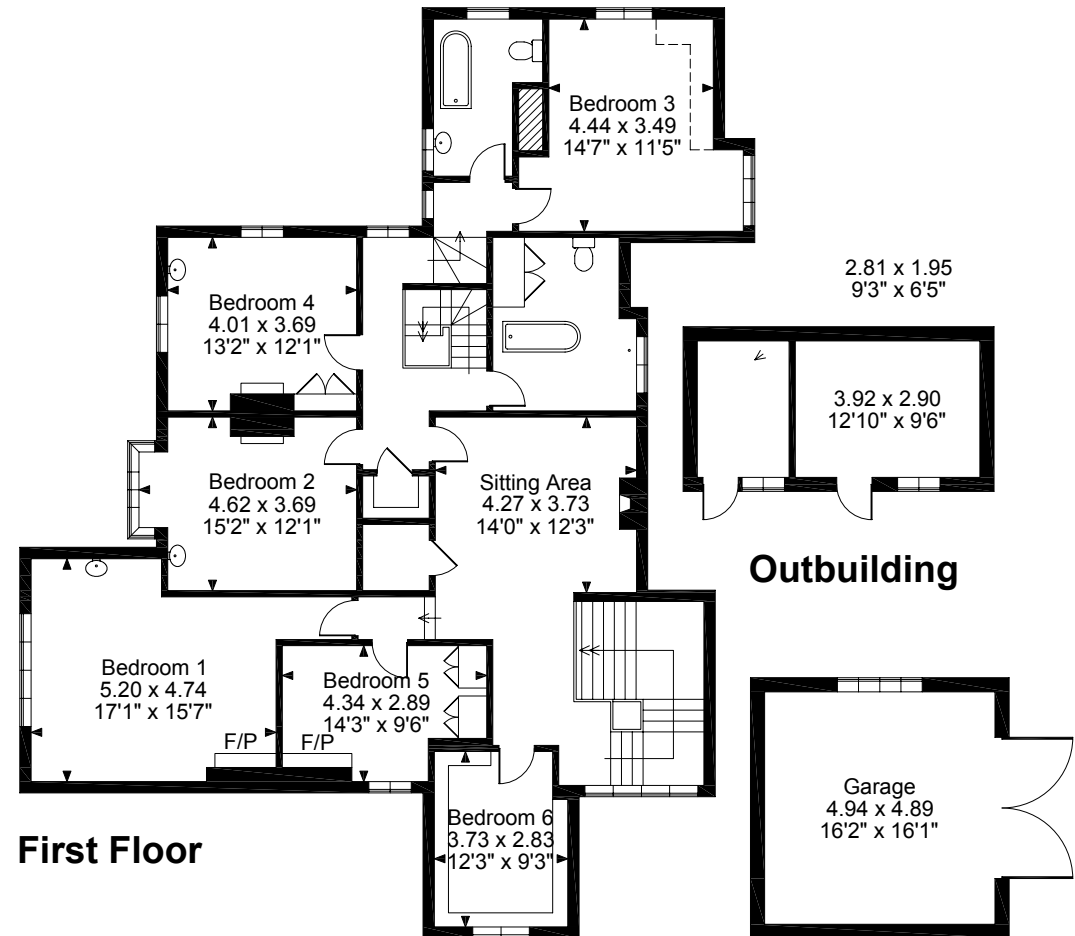
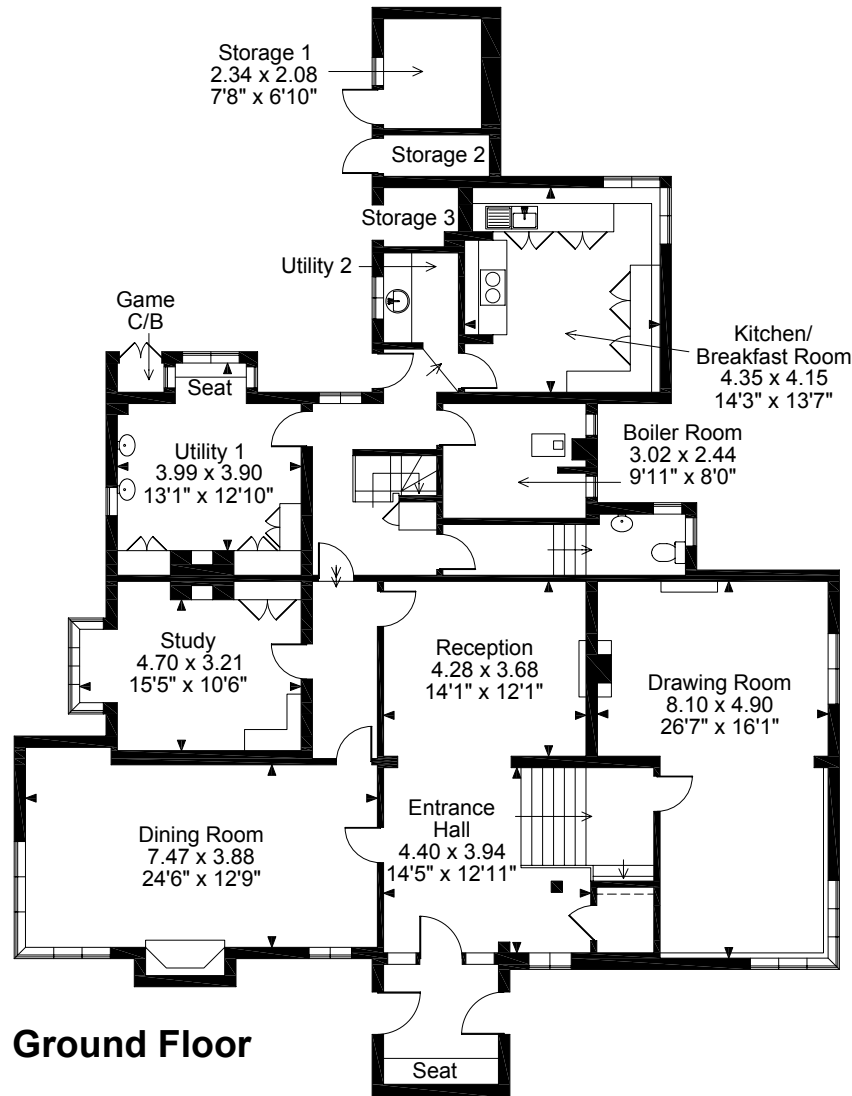
Outside Storages = 10 sq m (102 sq ft)

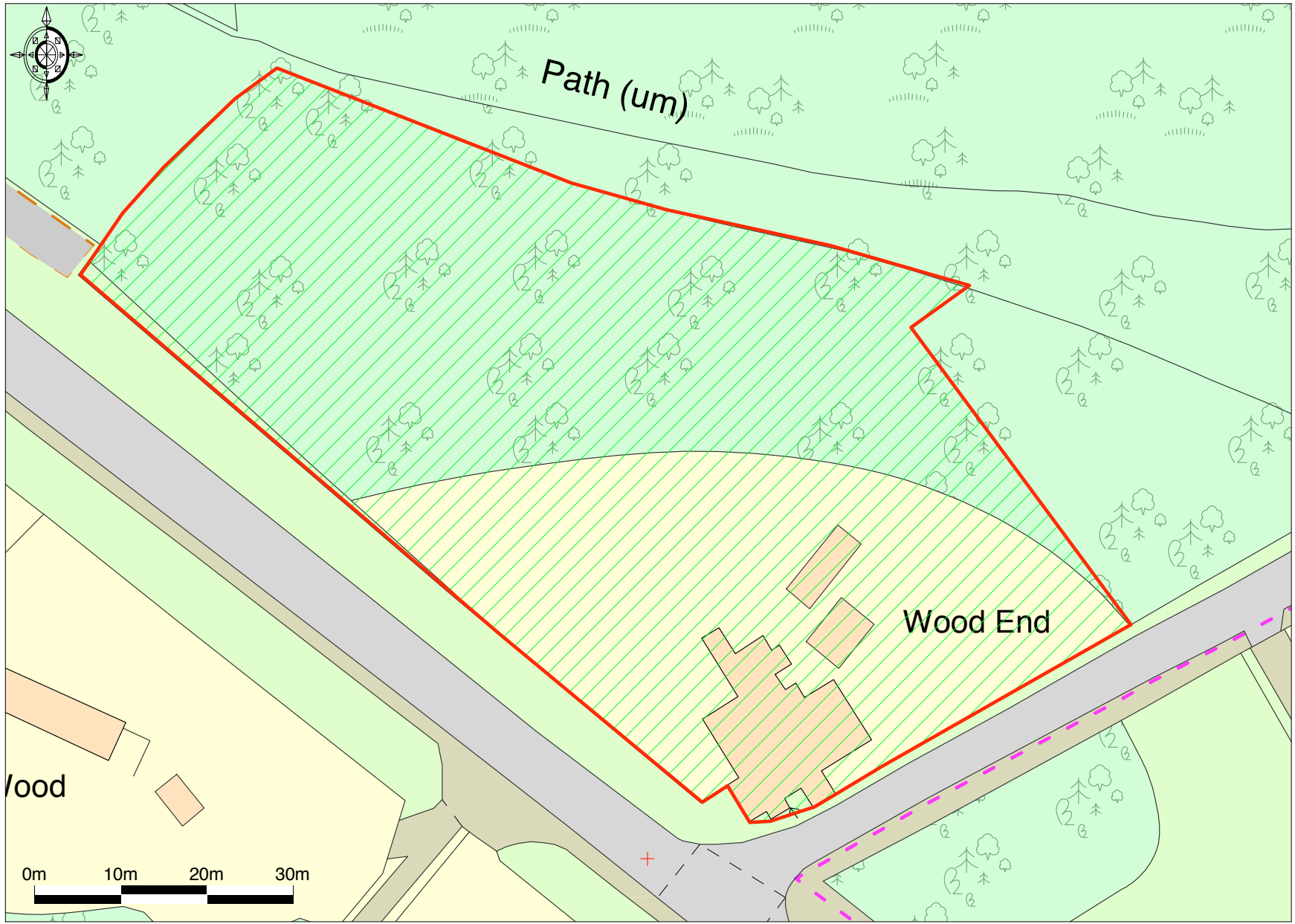
Quoted Area excludes 'Game C/B'

For identification purposes only. Not to scale.

© ehous. Drawing ref. dig/8130557/LCO

--- Denotes restricted head height





Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100022432. Plotted Scale - 1:789

PROPERTY INFORMATION

Services

Mains water, electricity and gas. Private drainage.

Local Authority

Waverley Borough Council.

Tel: 01483 523333.

Postal address

Wood End, Petworth Road, Wormley, Godalming, Surrey
GU8 5TR

Fixtures and Fittings

Certain fixtures and fittings such as the fitted carpets, curtains, light fittings and garden statutory are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance

A Grade II Listed house does not require an EPC.

VIEWING

Strictly by appointment with de Mallet Morgan Ltd.



de Mallet Morgan

Mayfair Office: +44 207 183 7177

Country Office: +44 1483 608171

office@demalletmorgan.com

Important Notice: de Mallet Morgan, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any measurements, areas or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and de Mallet Morgan have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



de Mallet Morgan