

# BEECHWOOD

Hurtmore • Godalming • Surrey





# BEECHWOOD

PRIORSFIELD ROAD • HURTMORE  
GODALMING • SURREY • GU7 2RG

*Elegant Edwardian family home in convenient central Godalming location in a private position in level grounds of just under an acre and close to excellent schools*

## ACCOMMODATION SCHEDULE

Reception Hall  
Stunning Open Plan Kitchen/Breakfast/Dining Room with Vaulted Ceiling  
Drawing Room with Open Fireplace  
Family Room with Open Fireplace  
Utility Room • Cloakroom

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Principal Suite with Bathroom and bespoke fitted Wardrobes  
Four further Double Bedrooms (One Suite)  
Family Bathroom  
1st Floor Study

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Electric Gated Entrance  
Ample Parking on Gravel Driveway  
Detached Double Car Port

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Tennis Court  
Heated Swimming Pool  
32'6 Vaulted Studio/Pool House  
Gardens and Grounds in all 0.955 acres



01483 565171

2-3 Eastgate Court, High Street,  
Guildford, Surrey GU1 3DE  
james.ackerley@knightfrank.com  
www.KnightFrank.com





### THE PROPERTY

An elegant Edwardian family home set out over three floors providing extremely well proportioned family accommodation. The house has retained much of its character, with wooden floors, square bay windows, open fireplaces, and natural wood panelled internal doors. The reception hall has a herringbone wood block floor, with plenty of space to house a baby grand piano. The two main reception rooms have an open fire and are well proportioned. The Mark Wilkinson wooden cabinet kitchen is fitted with electric double oven, microwave, and has granite work surfaces, and a roof lantern provides good light. There is also a useful pantry. The kitchen is open plan to a large dining/family area, with vaulted ceiling, wood burning stove, and doors opening to the garden. There are five double bedrooms and three bathrooms as well as a small study.

### GARDENS AND GROUNDS

The house is approached by electric double gates with a gravel drive leading to the house and the garaging. The gardens are predominantly lawned with mature shrubbery beds and borders. Mature trees and hedgerows create a high degree of seclusion and there is an area of light woodland beyond which is ample space for storage and further parking. Beyond the hard tennis court

is further lawn leading up to the heated swimming pool, which has a slate paved surround and neatly boarded by a backdrop of mature trees to create ideal privacy. Adjoining the pool is a large timber studio/office, fully lined and insulated, with electricity, gas and water. There is a stone terrace outside the dining room doors, ideal for outdoor entertaining.

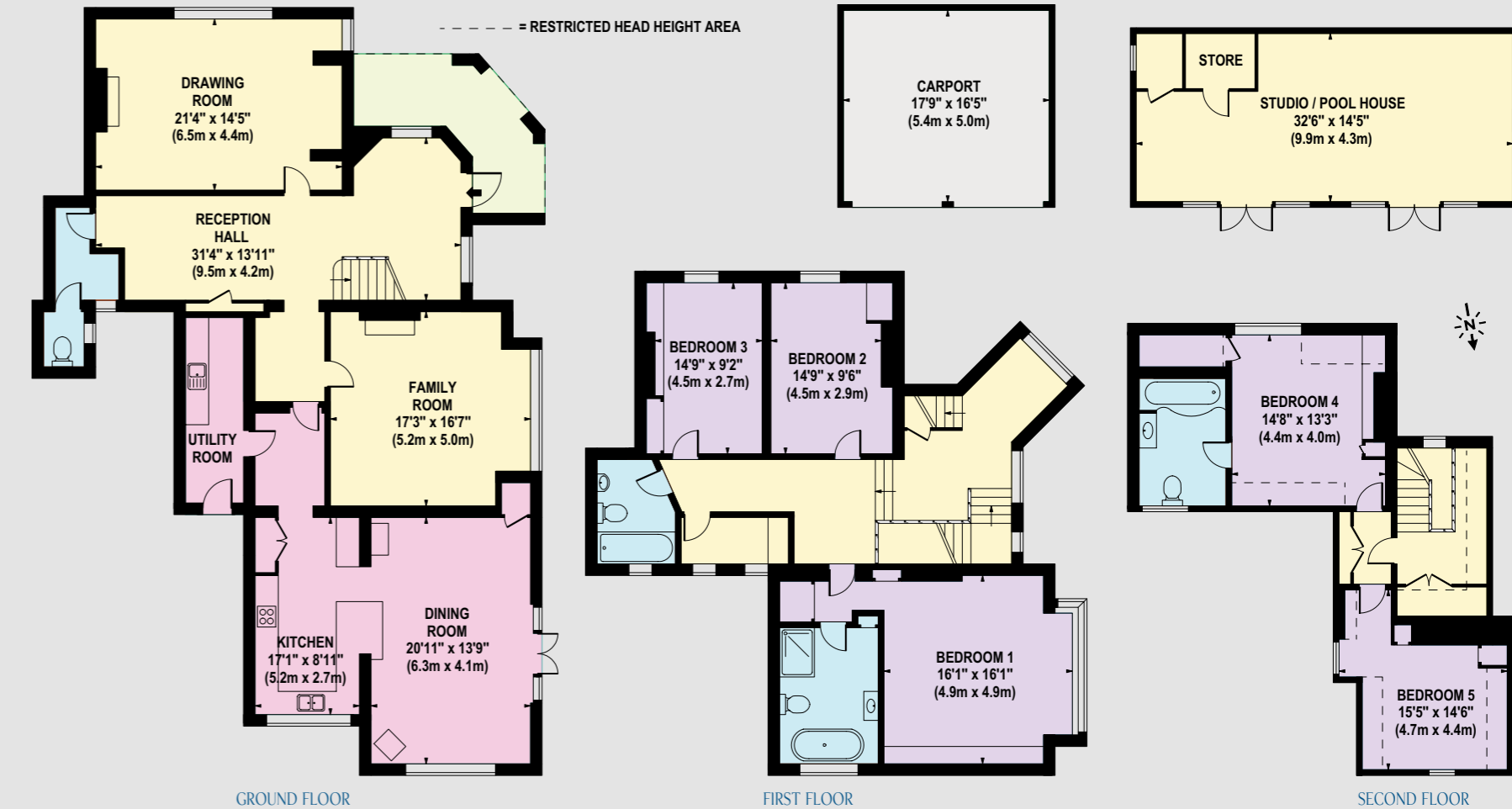
### SITUATION

Occupying a favoured location between Charterhouse and Prior's Field schools and approached via a gated driveway, the property is in a well-established area of large character family homes on the immediate outskirts of Godalming. This is a particularly convenient position with access onto the A3 about 1 mile away, Godalming town centre and station (Waterloo 46 minutes) is approximately and provides a semi-pedestrianised shopping environment, a choice of Waitrose or Sainsbury's supermarkets and a wide range of shops, pubs and restaurants. The County Town of Guildford is within 5 miles, whilst lovely countryside is immediately at hand. There are golf courses at Hurtmore, Puttenham and Milford (including West Surrey). Charterhouse School also provides an excellent private health club/fitness centre and nine hole golf course.



APPROX. GROSS INTERNAL FLOOR AREA 3481 SQ FT / 323 SQ M (MAIN HOUSE)

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M (OUTBUILDINGS)



## SITUATION

(All distances and times are approximate)



- Godalming High Street : 2 miles
- Guildford : 6.5 miles
- Central London : 34.4 miles



- Godalming Mainline Station : 1.7 miles (from 46 minutes to London Waterloo)
- Farncombe Station : 1.6 miles (from 40 minutes to London Waterloo)



- A3 at Puttenham : 1.2 miles
- M25 (Junction 10) : 13.2 miles



- Heathrow : 30.1 miles
- Gatwick : 32.7 miles



- Charterhouse School, Godalming
- Priorsfield School, Godalming
- St Hilary's School, Godalming
- Busbridge C of E Junior School
- Barrow Hills Preparatory School, Witley
- Rodborough School, Milford
- Godalming College, Godalming
- King Edward's School, Witley
- St Edmund's Roman Catholic school
- Aldro Preparatory School, Godalming
- St Catherine's School, Bramley
- Guildford High School, Guildford
- Lanesborough Prep School, Guildford
- Amesbury Preparatory School, Hindhead



- Tormead School, Guildford
- Royal Grammar School, Guildford
- G Live
- Yvonne Arnaud
- Electric Theatre
- Ambassadors Theatre, Woking



- Charterhouse Club, Godalming
- Godalming Leisure Centre, Farncombe
- Surrey Sports Park
- Spectrum Leisure Centre, Guildford



- Bramley Golf Club, Bramley
- West Surrey Golf Club, Godalming
- Guildford Golf Club, Merrow
- Chiddingfold Golf Club, Chiddingfold



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Chichester Yacht Club, Chichester



#### SERVICES

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

#### FIXTURES AND FITTINGS

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

#### LOCAL AUTHORITY

Guildford Borough Council – 01483 505050.

#### TENURE

Freehold

#### COUNCIL TAX

Tax Band G

#### VIEWING

Viewing is strictly by prior appointment through Knight Frank LLP, the sole selling agent.

#### DIRECTIONS (GU7 2RG)

From London, continue south along the A3 taking the B3000 exit to Godalming/Compton/Puttenham. Continue straight over the roundabout up the hill, taking left at the second roundabout onto the Priorsfield Road. Continue 1 mile where Beechwood can be found on your right hand side immediately opposite the Nursing Home.

#### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

#### PARTICULARS DATED SEPTEMBER 2016. PHOTOGRAPHS DATED SEPTEMBER 2016.

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Studio / Pool House



