



Monkswood, Priors Hatch Lane, Godalming, Surrey

CLARKE  GAMMON
WELLS

MONKSWOOD

PRIORS HATCH LANE, GODALMING, SURREY GU7 2RJ

Built in 1912, having been designed by distinguished London architects Forsyth and Maule, Monkswood is a superb example of an extremely well-presented country home, offering scope for incoming purchasers to further add to this exceptionally well-maintained property. Situated in a private road no-through road in Hurtmore, on the outskirts of Godalming, the property enjoys excellent transport links by both road and rail.

Approached via a gated driveway, the property sits elegantly in immaculately manicured grounds and gardens of 5.7 acres originally designed by Gertrude Jekyll. The house itself spans over 5,500 sqft and enjoys well-proportioned accommodation over three floors.

From the reception hall the principal rooms are accessed; all of which are light rooms that enjoy aspects over the superb gardens – a sun room added in recent times is a remarkable space to host alfresco entertainment.

To the first and second floors, Monkswood is currently arranged with eight double bedrooms, three bathrooms and a shower room; lending itself well to reconfiguration should an incoming purchaser so wish.

The accommodation extends to a large triple garage and workshop with a snooker room on the first floor.

- Substantial country house spanning in excess of 5,500 sqft
- Originally designed Gertrude Jekyll grounds and gardens of approximately 5.7 acres
- Approached via sweeping gated driveway off a private lane
- Scope to reconfigure the accommodation, if desired
- Prime location in a sought-after area
- Immaculately presented and very well maintained home
- Well-proportioned bright principal rooms with aspects over gardens
- Eight double bedrooms arranged over two floors
- Heated outdoor swimming pool with changing facilities and tarmac tennis court
- EPC: D

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Local Authority: Guildford Borough Council

Services: Mains water, gas and electricity. Drainage to private system.









SITUATION

Monkswood enjoys a private setting towards the end of a private no-through-road in Hurtmore, on the outskirts of Godalming town centre, which is approximately two miles distant and provides shopping, social facilities and mainline rail links to London Waterloo.

There are excellent schools in the area for all age groups including, Charterhouse, Aldro, Priors Field, Barrow Hills Preparatory School, King Edwards, St Hilary's, St Catherine's and Cranleigh.



Recreational opportunities include tennis, football and cricket, as well as The Charterhouse Club. The area boast a number of superb golf clubs including West Surrey, Hankley Common, Puttenham and Hindhead. Both jump and flat racing at Sandown and Goodwood; multi-activity centres at Godalming and Guildford, not to mention the miles of walking, cycling and riding available over open countryside in the surrounding area, which is a designated Area of Outstanding Natural Beauty.

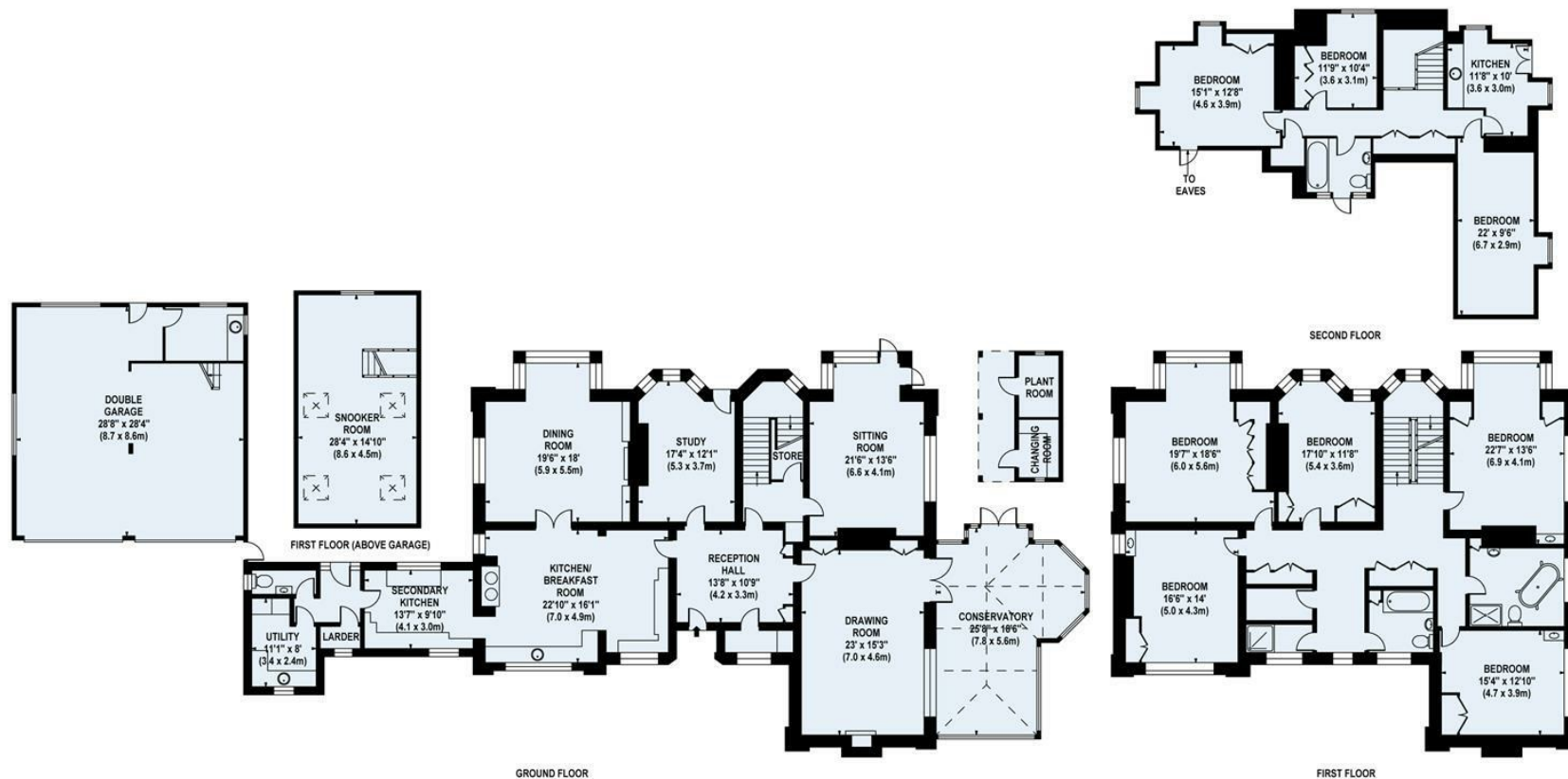


GROUNDINGS AND GARDENS

Originally designed by renowned British horticulturalist and garden designer Gertrude Jekyll, the grounds and gardens of approximately 5.7 acres are of particular note. They have been expertly tended to in order to provide a varied array of mature and established borders, an ornamental water feature and productive kitchen garden.

In addition, the grounds boast a heated outdoor swimming pool with pool house and tarmacadam tennis court.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
England & Wales		EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 5590 SQ FT / 519 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 1300 SQ FT / 121 SQ M (OUTBUILDINGS)
APPROX. GROSS INTERNAL FLOOR AREA 6890 SQ FT / 640 SQ M (TOTAL)

These floor plans are provided for information only and are not intended to be used as a basis for any contract or agreement. The dimensions of all rooms, windows and doors are approximate and no responsibility is taken for any error or omission. These plans are for information only and should be used in conjunction with the property particulars. The services, appliances and fixtures listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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