



Abbot's Wood, Priors Hatch Lane, Godalming, Surrey

CLARKE  GAMMON  
WELLS

# ABBOT'S WOOD

PRIORS HATCH LANE GODALMING SURREY GU7 2RJ

Dating from the early 20th century, Abbot's Wood is a substantial country home in the Arts and Crafts style, retaining many of the characteristics typical of that period.

Abbot's Wood has been under the same ownership for some 47 years and whilst it has been maintained as required it now offers incoming purchaser an opportunity for sympathetic upgrading and decoration, in order to provide a large, stylish family home in the most convenient of locations.

Note-worthy characteristics include the very generous panelled reception hall with elegant oak staircase, feature fireplaces in a number of rooms and the attractive stone-mullioned leaded-light windows.

High ceilings in the south facing principal rooms and large windows create a tremendous impression of space and light whilst drawing the eye to some superb aspects over the formal gardens. The bright and spacious kitchen/breakfast room benefits from a recently refurbished Smallbone kitchen and will undoubtedly become the family centre of the home. Generous reception areas and garden access make Abbot's Wood ideal for entertaining on a grand scale when required whilst being equally well suited to comfortably informal family living.

The property currently provides up to eight bedrooms including potential staff accommodation but this could easily be re-configured if required. Beyond the main ground floor accommodation a service wing provides extensive storage areas and internal access to a garage-workshop with space for up to four cars.

- Country house spanning in excess of 7,500 sqft
- Well-proportioned south facing principal rooms with aspects over gardens
- Approached via sweeping gated driveway off a private lane
- Prime location in a sought-after area
- Scope to reconfigure and extend, subject to consent
- Large master bedroom suite with south facing balconies
- Seven double bedrooms arranged over two floors
- Grounds and gardens of approximately 20.1 acres
- Garaging for four cars, workshop and further storage
- EPC: E

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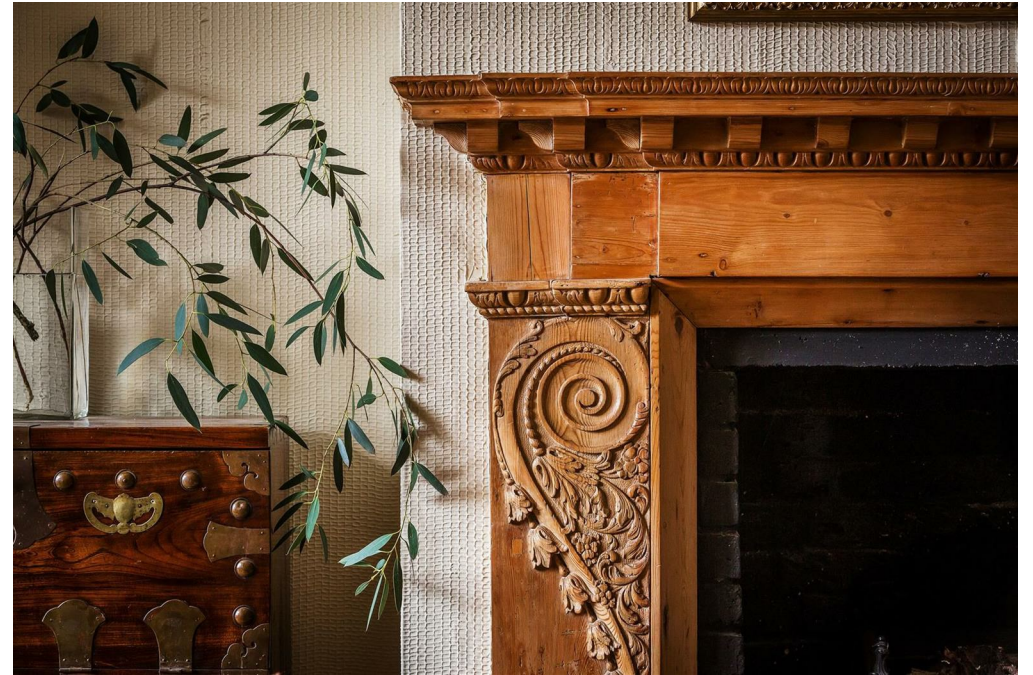
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**Local Authority:** Guildford Borough Council

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









### SITUATION

Abbot's Wood enjoys a private setting at 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 boasts 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

The grounds, gardens and land at Abbot's Wood spans approximately 20.1 acres and are of particular note.

The gardens surrounding that house are predominately laid to lawn and have been well tended to in order to provide a varied array of mature and established borders, an ornamental water feature and productive kitchen garden.

Beyond the formal gardens the grounds merge into areas of well managed woodland with numerous specimen trees, beyond this again there is further woodland and open pasture, which could be utilised for a number of uses.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Priors Hatch Lane, Godalming, GU7 2RJ**  
 Main House gross internal area = 7,522 sq ft (699 sq m)  
 Garage gross internal area = 1,392 sq ft (129 sq m)  
 Total gross internal area = 8,914 sq ft (828 sq m)  
 Quoted area excludes 'External W.C'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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