

# GOOSERYE

WORPLESDON • SURREY











# GOOSERYE

**WORPLESDON • GUILDFORD • SURREY**

*A beautifully presented and imposing Lutyens style country house set in a desirable location with immaculate gardens in a total of 16 acres*

Entrance hall • Drawing room • Dining room • Sitting room • Garden room • Games room • Office • Gym  
Utility • Kitchen • Bathroom

Indoor swimming pool • Hot tub • Steam room • Shower room • WC • Changing rooms • Plant room

Master bedroom with en-suite and dressing room • Picture gallery • Guest room with en-suite  
Five further bedrooms and three bathrooms

Pond House Flat 1: Reception room • Kitchen • One bedroom and a bathroom

Pond House Flat 2: Reception room • Kitchen • Three bedrooms and a bathroom

Tennis court • Garaging • Outbuildings

**Approximate Gross Internal Area**

**13,558 sq ft / 1,259.6 sq m**

**Approximate Gross Internal Area Outbuildings**

**3,135 sq ft / 291.2 sq m**

**In all about 16 acres**



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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.



## Situation



- Guildford 4.5 miles
- Woking 4.5 miles
- Central London 33 miles



- Brookwood (3 miles) to London Waterloo (from 45 minutes)
- Woking (4.5 miles) to London Waterloo (from 32 minutes)



- Hoebridge and Halstead in Woking
- Prior's Field and Charterhouse in Godalming
- Lanesborough, Guildford High, Royal Grammar School and Tormead in Guildford
- St Catherine's in Bramley
- St Theresa's in Effingham
- Cranleigh School in Cranleigh



- A3 4 miles
- M25 (Junction 10) 10 miles
- M3 (Junction 3) 7 miles



- Heathrow 18 miles
- Gatwick 28 miles



- Worplesdon
- Woking
- West Hill



- Ascot
- Epsom
- Cowdray Park
- Hurtwood Park



- Frensham Great Pond
- The South Coast



- The surrounding countryside, including the North Downs and the Surrey Hills, offers wonderful walking and cycling.







## Gooserye

Gooserye is a magnificent country house. It was built circa.1908 in the style of Sir Edwin Lutyens, to whom it was at one time attributed, in a period when he was collaborating with Gertrude Jekyll to create the most beautiful gardens.

Presented in immaculate condition throughout the house featuring many original oak beams, oak panelling and working fireplaces. There is plenty of storage throughout

the house with many built in oak fittings. Gooserye is known to be home of the High Sheriff of Surrey Laurence Edward Halsey. It was sold in 1946 and was described as 'A freehold residential property in ideal rural surroundings and within easy reach of London. A finely appointed house of distinctive character'.



## Description

The three main reception rooms have a beautiful outlook over the formal gardens to the south. The dining room, study and the ballroom have exquisite wooden panelling and large windows to allow light to flood the room.

There is a beautiful drawing room, garden room, gym, sitting room, and kitchen, utility and WC as well.

On the first floor is a minstrels gallery and 60ft long picture gallery which also have the wooden panelling. The master bedroom is located at the end of the picture gallery and benefits from high ceilings and views over the gardens. There is a dressing room and en-suite bathroom.

There are a further six bedrooms and four bathrooms in the main house.

The indoor swimming pool is accessed through the utility room and includes a 17m pool, hot tub, steam room, shower, toilet, changing rooms and plant room.

The main house 'Gooserye' is complimented by an adjoining, interconnected, property called 'Pond House' which was built at the same time and in the same style. Pond House has been converted into two flats each of which is entirely self-contained with its own entrance. Suitable for staff and/or nanny/granny flats. The upper flat has three bedrooms, reception, bathroom and kitchen. The lower flat has a bedroom, reception room with open fireplace, kitchen and bathroom. These flats can be either kept entirely separate or made interconnecting to Gooserye by one, existing, access door from each flat.

























- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

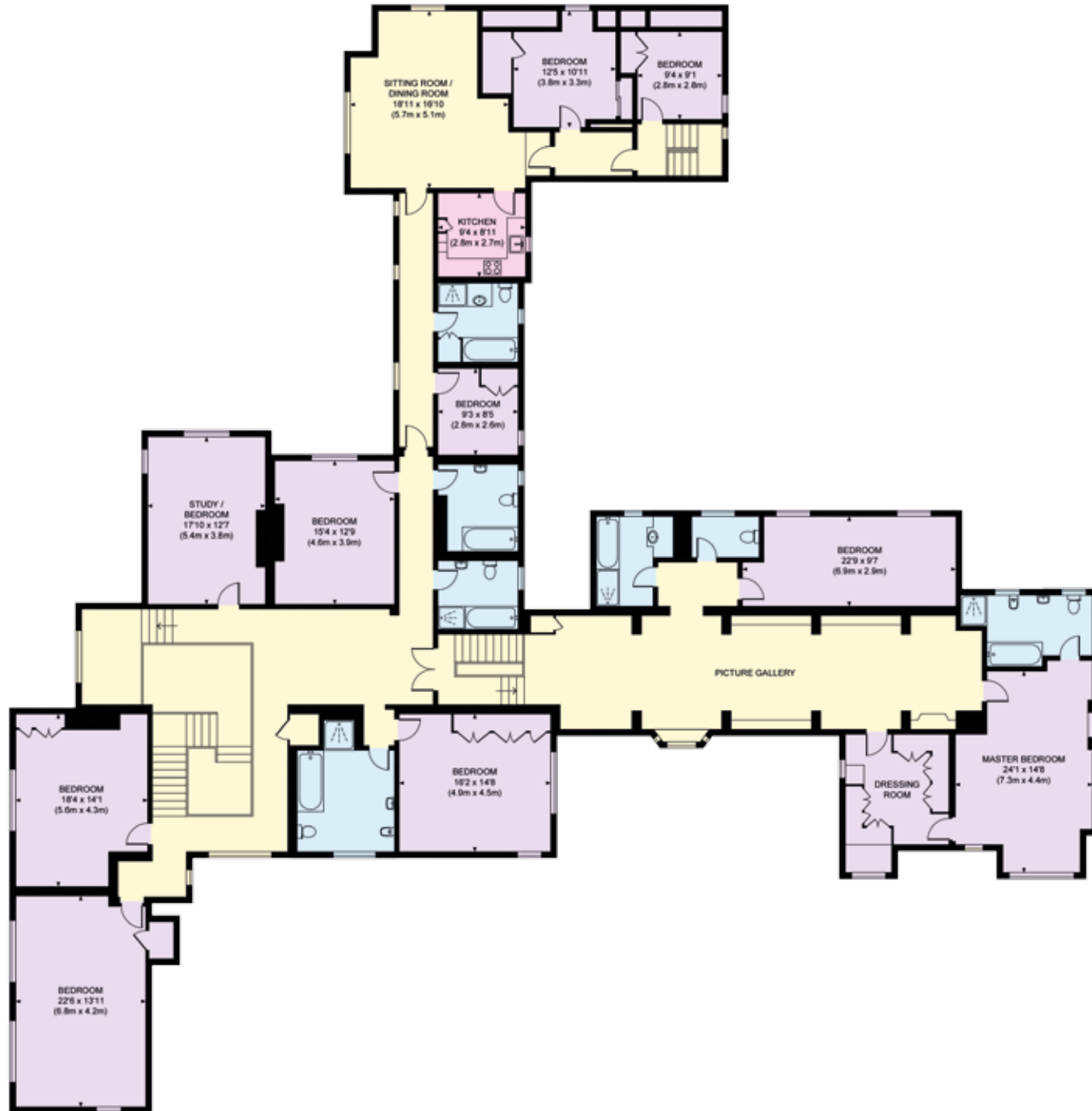
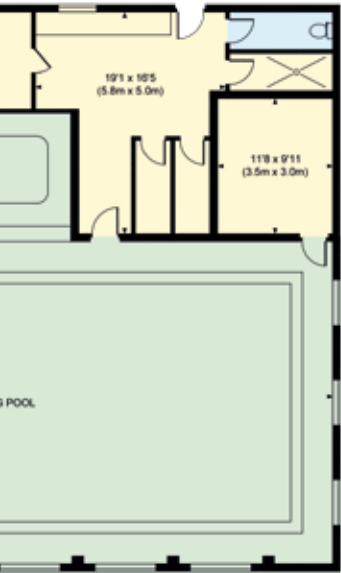
**Approximate Gross Internal Floor Area**  
13,558 sq.ft / 1,259.6 sq.m



| 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                                   |  | 58      |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





First Floor







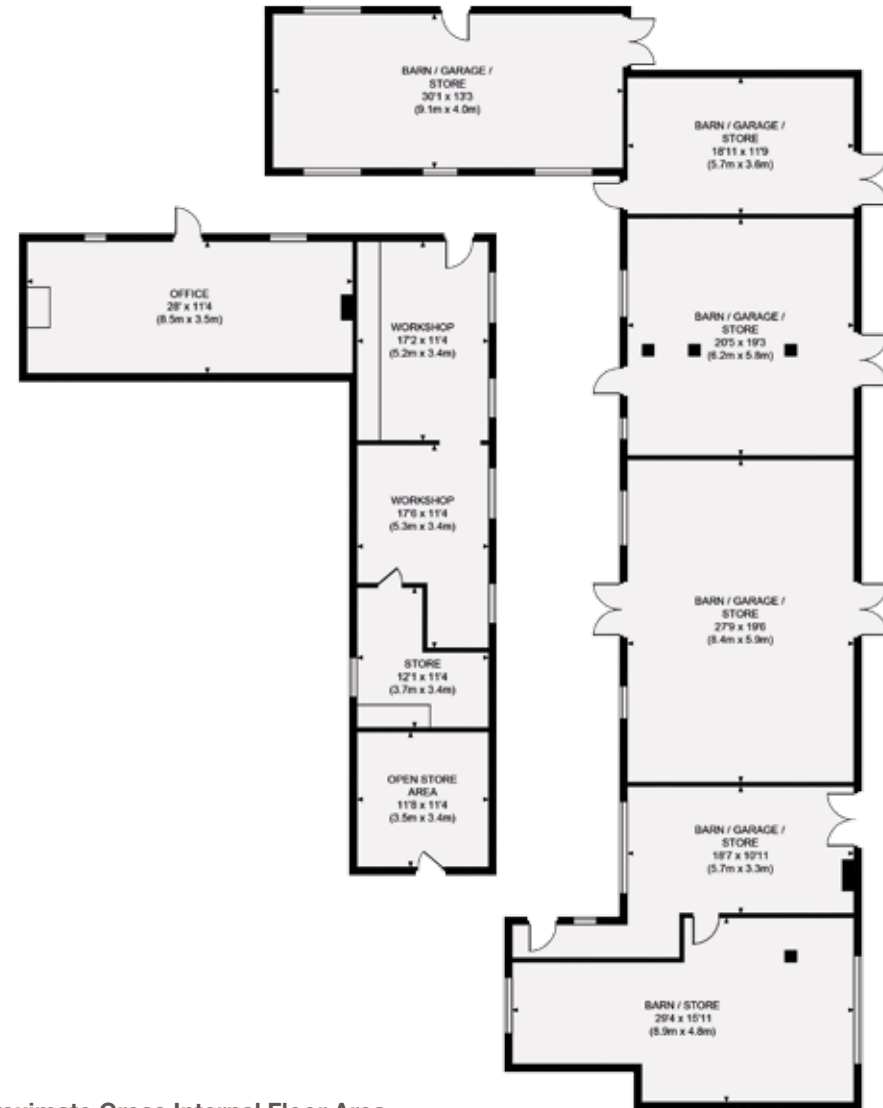
## Gardens and Grounds

Externally the grounds extend to 16 acres and comprise a beautiful design and maintained inner garden with parkland surrounding leading on to a field and a wood. The garden has been designed to provide glorious year round colour with spring and summer flowers and provision for home grown flowers for the house. In the inner garden the characteristic Gertrude Jekyll purple and white flowering plants have been preserved

There is a tennis court, a four car garage, parking space for a further ten cars and numerous outbuildings and barns which could be used for stabling. There is a former outdoor swimming pool, now a pond with carp, which could readily be reinstated. Access to the front entrance of Gooserye is by a circular private road or by a rear gravelled driveway, past the duck pond, to the rear granite cobbled courtyard.



## OUTBUILDINGS



Approximate Gross Internal Floor Area

3,135 sq ft / 291.2 sq m

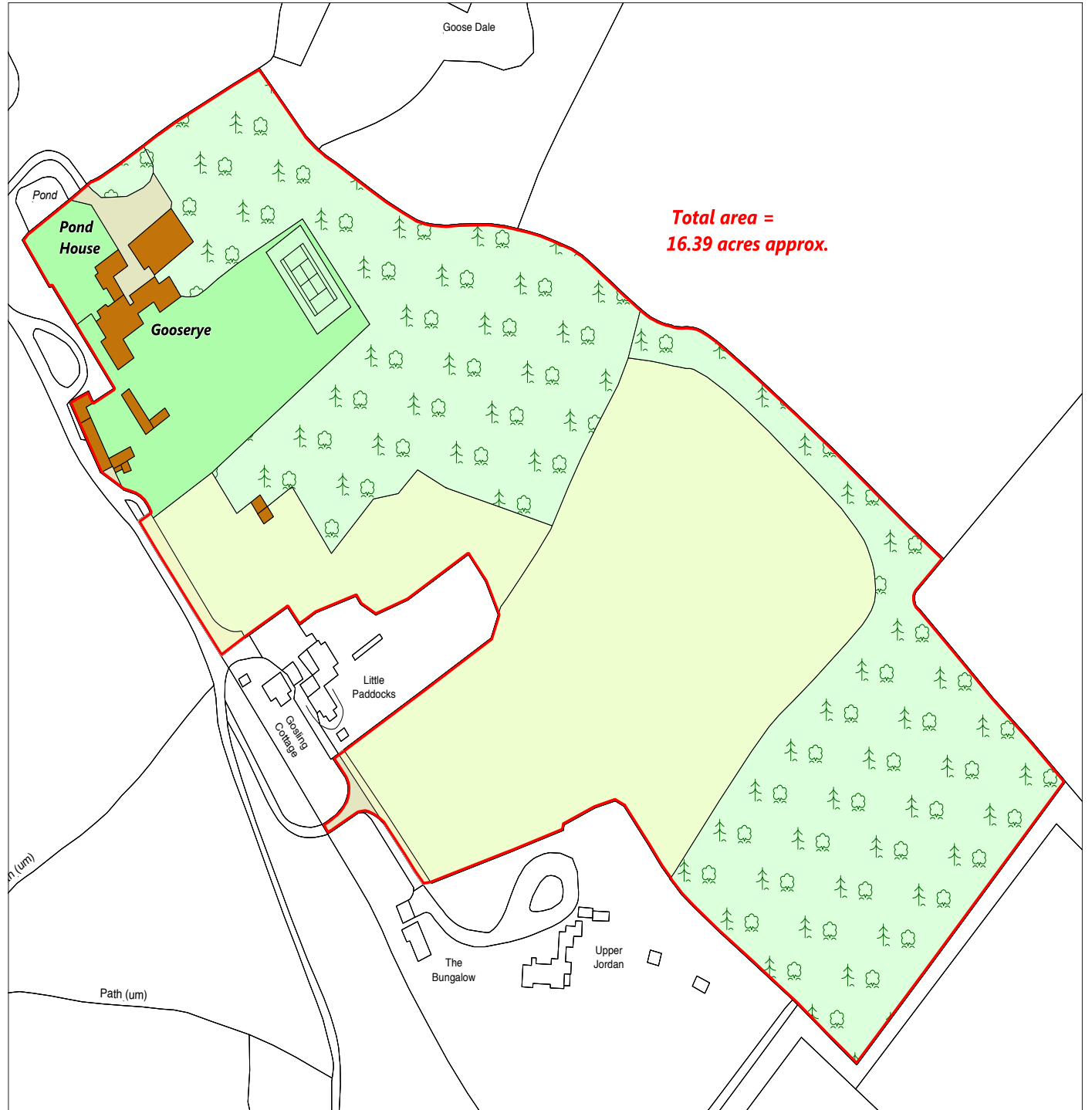
















## Services

The owners have informed us that there is mains electricity and water, private drainage systems and gas central heating.

## Fixtures and Fittings:

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

## Local Authority

Guildford Borough Council: 01483 505050

## Viewings

Viewing is strictly by prior appointment with the vendor's sole agent.

## Directions: GU3 3RH

**From London** take the A3 south. About 5 miles after passing the M25, take the exit signed to Burpham/ Merrow. Continue straight over the first roundabout, and turn right at the second towards A3100. Continue over the next roundabout and continue up the hill for around 1.7 miles. Turn left at the end of the road, and go all the way around the roundabout. After 0.3 miles take the first left onto Burdeshott Road. After 1 further mile turn left onto Goose Rye Road. There will be a private road on your left hand side after 0.6 miles. Turn down here, pull into a u-shaped driveway on the left hand side. There is a separate driveway with plenty of space for parking for day to day usage.

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