

# Willow House, Wormley, Surrey

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# Perfect for the commuter.

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## Summary of accommodation

### Main House

Reception hall | Drawing room | Dining room | Family room

Substantial kitchen/breakfast room | Cloakroom

Rear lobby/utility room

Principal bedroom with en suite shower room

Guest suite with en suite shower room

Four further bedrooms | Family bathroom

### Garden and Grounds

Detached garaging

Summer house with planning permission to replace with a new gym/study building

Mature landscaped gardens

**In all about 0.75 acres**



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## Situation

Willow House is situated on the rural fringes of Wormley, yet so accessible to Witley Station by foot. Witley village offers the nearest day to day facilities including general stores and two public houses. There is also a cricket/sports green with a playground for younger children.

There is an outstanding selection of schools in the area, including Aldro in Shackleford, King Edward's, Barrow Hills and Chandler Church of England School in Witley, Charterhouse, Priors Field and Godalming College in Godalming, St Catherine's in Bramley, Cranleigh School, Tormead, The High School and The Royal Grammar School in Guildford amongst many others.

Recreational opportunities include golf at several local clubs, including Liphook, Hankley Common, Bramley, West Surrey and Chiddingfold. Polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

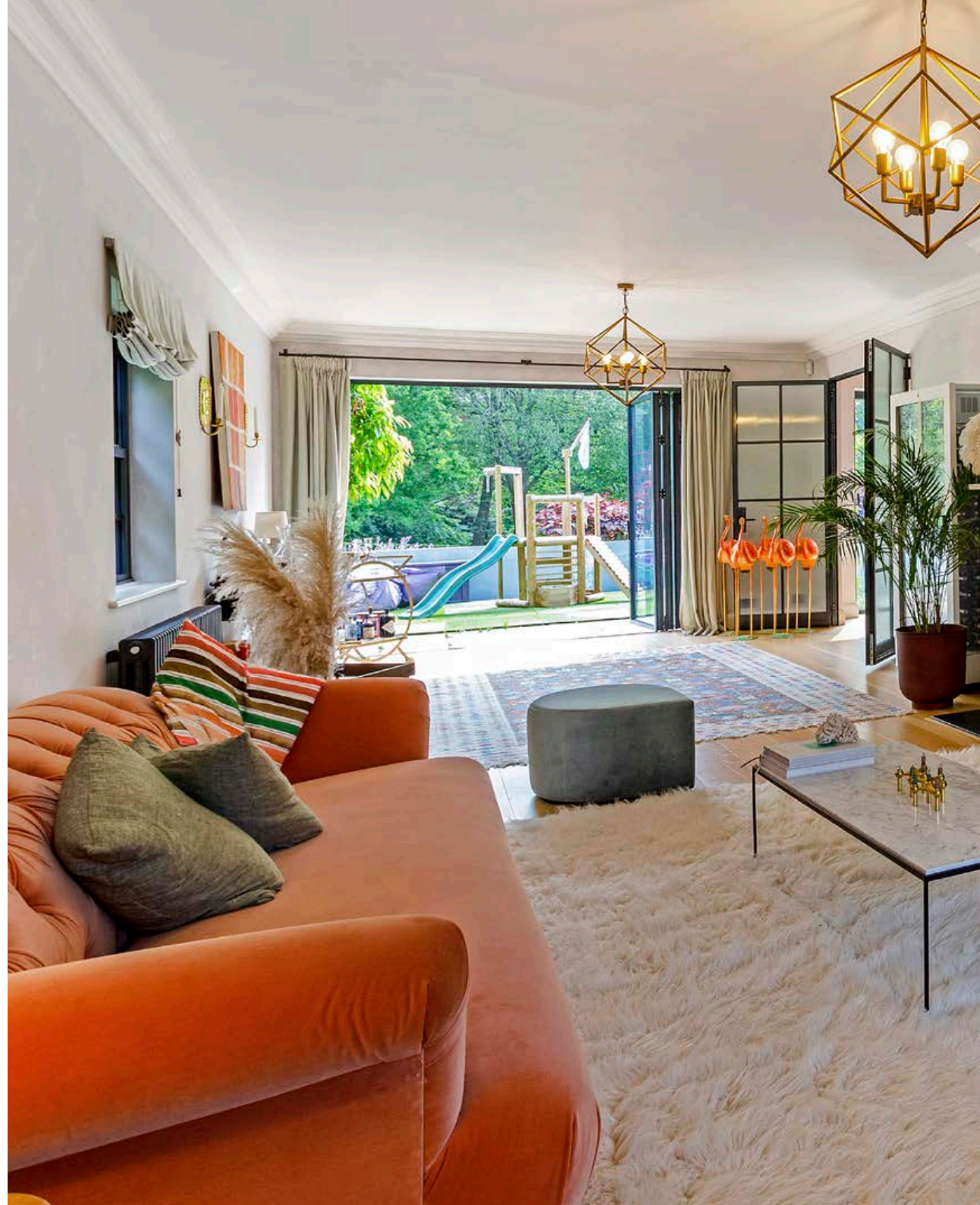
## Distances

Witley Village 1.2 miles, Witley station (London Waterloo from 55 mins) 1 minute walk, Godalming 5 miles (London Waterloo from 43 mins), Haslemere 5.6 miles (London Waterloo from 57 mins), Guildford 11.6 miles (London Waterloo from 36 mins), Central London 40.8 miles

**Roads:** A3 Milford 3.9 miles, M25 (Wisley Junction 10) 25.4 miles

**Airports:** London Heathrow 36.1 miles, London Gatwick 45.1 miles

(Distances and times approximate)





## Willow House

Willow House was built in 1987 having very striking flint and brick elevations beneath a tiled roof. The house has been built in a classical style and internally is completed to a high level of finish.

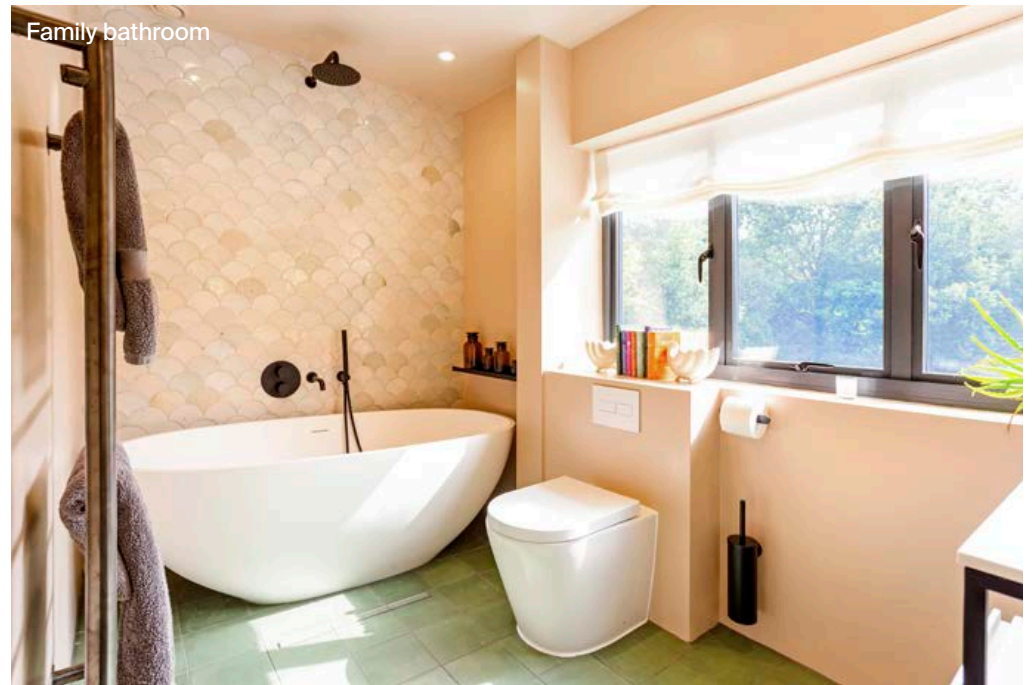
The house is approached into a good-sized reception hall with a drawing room extending the full depth of the house, with a marble fireplace and folding doors leading out to the rear terrace. The majority of floors on both the ground and first floors have been fitted in oak. The kitchen/breakfast room, which is a focal point of the house, was fitted by Martin Moore and has recently been upgraded with newly painted units having marble work surfaces and a tiled floor. There is a larger cupboard and sliding doors leading through to the dining room. The doors to the rear of the house are bi-folding so that you get a real sense of the gardens from within, whilst also being great for entertaining.

On the first floor there are two bedroom suites with the guest suite shower room acting as a 'Jack and Jill' to bedroom three. Both the principal shower room and family bathroom have been recently replaced, whilst both en suite bath/shower rooms have underfloor heating.

The house has been beautifully presented with oak doors, well fitted bathrooms and a very tasteful decorative finish, whilst in 2019, our clients replaced the windows. Willow House is a superb family house providing a lovely 'lifestyle', yet so accessible to Witley railway station.











## Outbuildings

Situated on the western side of the house is the detached garage with two roller shutters providing garaging for two cars. There is also extensive attic storage space.

## Garden and grounds

Willow House is approached through a pillared entrance with electric wooden gates into a substantial gravelled area bordered by well-stocked shrub borders. The front boundary is defined by high conifer hedging and extending down the northern boundary are feature hornbeam pleached trees. A pergola and gateway leads down the side of the house to the rear garden where there is a substantial entertaining terrace with built in seating areas.

The gardens are principally laid to lawn, bordered on either side by well-stocked flower and shrub borders interspersed with mature trees. Hornbeam pleached trees extend down part of the southern boundary. Beyond the open lawned area is a beech hedge with a less formal garden with a substantial summer house with wooden decking to the front. The rest of the gardens extend away being principally interspersed with mature rhododendrons and substantial trees.



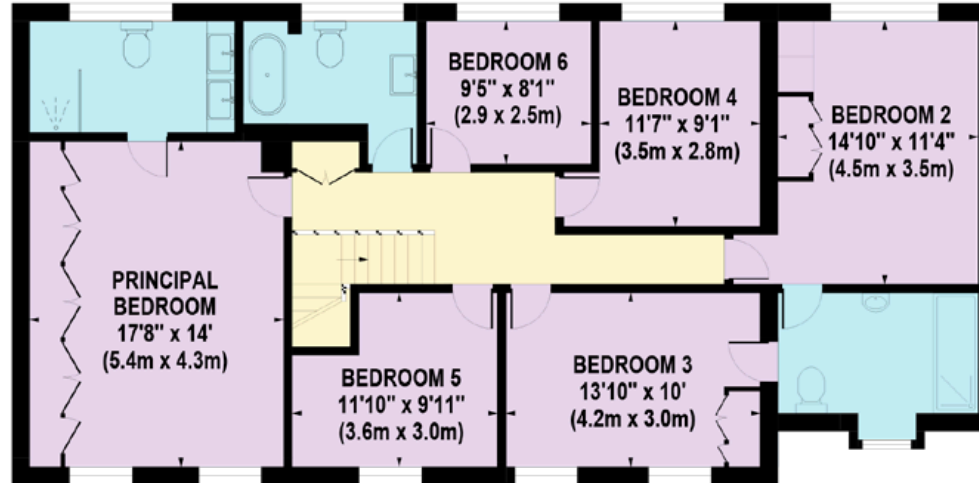
**Approximate Gross Internal Floor Area**

Main House: 3,126 sq ft / 290 sq m

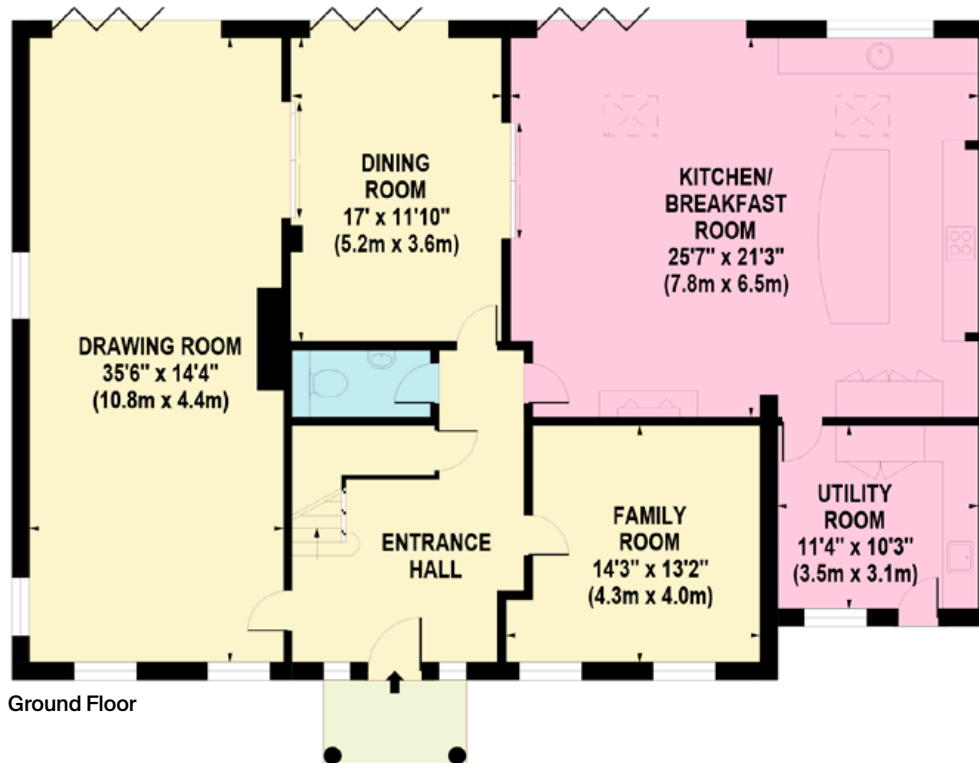
Double Garage: 464 sq ft / 43 sq m

Total: 3,590 sq ft / 333 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity and drainage with gas fired central heating. There is underfloor heating in the kitchen and utility room.

**Local Authority & Council Tax Band:** Waverley Borough Council.  
Tel: 01483 523333. Band G

**Planning Permission:** A Certificate of Lawfulness under Section 192, has been granted by Waverley Borough Council for the erection of detached outbuilding providing a gym/study with a shower, in place of the current summer house.  
Ref: WA/2020/1490.

**Agents Note:** Since the photographs were taken the garage doors have been replaced with roller shutters.

**Energy Performance Certificate Rating:** Band D

## Directions (Postcode: GU8 5TE)

From Guildford proceed south bound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley, Chiddingfold. Having passed King Edward's School in Witley on your right take the second turning on the right into Combe Lane. Follow this for 0.2 miles and the entrance to Willow House will be found on the left-hand side.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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