

The Old Vicarage Godalming, Surrey





Arguably one of the finest private houses in Godalming

Summary of accommodation

Ground Floor

Front hall | Reception hall | Rear hall | Family room | Billiards room
Dining room | Study | Boot room | Kitchen/breakfast room
Cloakroom

First Floor

Double drawing room | Principal bedroom with en suite bathroom
and walk-in wardrobe | 2 further bedrooms | Further bathroom
Utility room

Second Floor

4 bedrooms | 3 bathrooms

Outbuildings

Detached barn-style double garage | Gazebo

Garden and Grounds

Beautiful gardens and grounds

In all about 0.8 acres

In all about 7,400 sq ft

Distances

Godalming station 0.1 miles (London Waterloo from 42 minutes or 39 minutes on the return journey), A3 2.28 miles, Guildford 4.5 miles
(All times and distances are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Tim Harriss
+44 1483 617910
tim.harriss@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Oliver Rodbourne
+44 20 7861 1093
oliver.rodbourne@knightfrank.com



Situation

The Old Vicarage is a fine Grade II listed former vicarage situated right in the heart of the town. Godalming is a bustling market town with a superb array of amenities within easy reach of the house including many boutique shops, coffee shops, pubs and restaurants as well as a Waitrose and Sainsbury's.

The train station is moments from the house and offers a frequent service to and from London Waterloo.

For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only a few miles away.

Communications are excellent with the nearby A3 providing access to the M25, Heathrow and Gatwick airports, London and the south coast.

There are many highly regarded local schools in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, St Hilary's and Godalming Sixth Form College.



Near to the property, there are a wide range of sporting facilities including the Queens Sports Centre at Charterhouse and West Surrey Golf and Tennis Club at nearby Enton.

Some of Surrey's finest countryside, much of which falls within the Surrey Hills Area of Outstanding Natural Beauty, surrounds the town which is ideal for walking, riding and cycling.

The property

The Old Vicarage is an incredibly special 7 bedroom family house offering 7,400 sq ft of beautifully presented and extensive accommodation over three floors.

The property is Grade II listed with both Georgian and Victorian elevations and is believed to be offered for sale for only the third time in its 400-year history.

It is understood the property dates from the early-mid 18th century with earlier sections. The house was altered in the 19th century with late 19th century and early 20th century additions.





The current owners purchased the property in 2014 and carried out a significant refurbishment to both the house and gardens to create a sensational family home which very much has the feel of a grand country house yet benefits from everything that Godalming has to offer on its doorstep.

The ground floor has 5 impressive reception rooms including a stunning reception hall and a substantial bespoke kitchen/breakfast room with Aga.

Two separate staircases lead up to the first floor where there is a very fine panelled double drawing room as well as 3 double bedrooms including a fine principal bedroom with walk-in wardrobe and en suite bathroom. There is also a very useful utility room keeping all laundry away from the ground floor.

On the second floor are 4 double bedrooms and 3 further bathrooms.

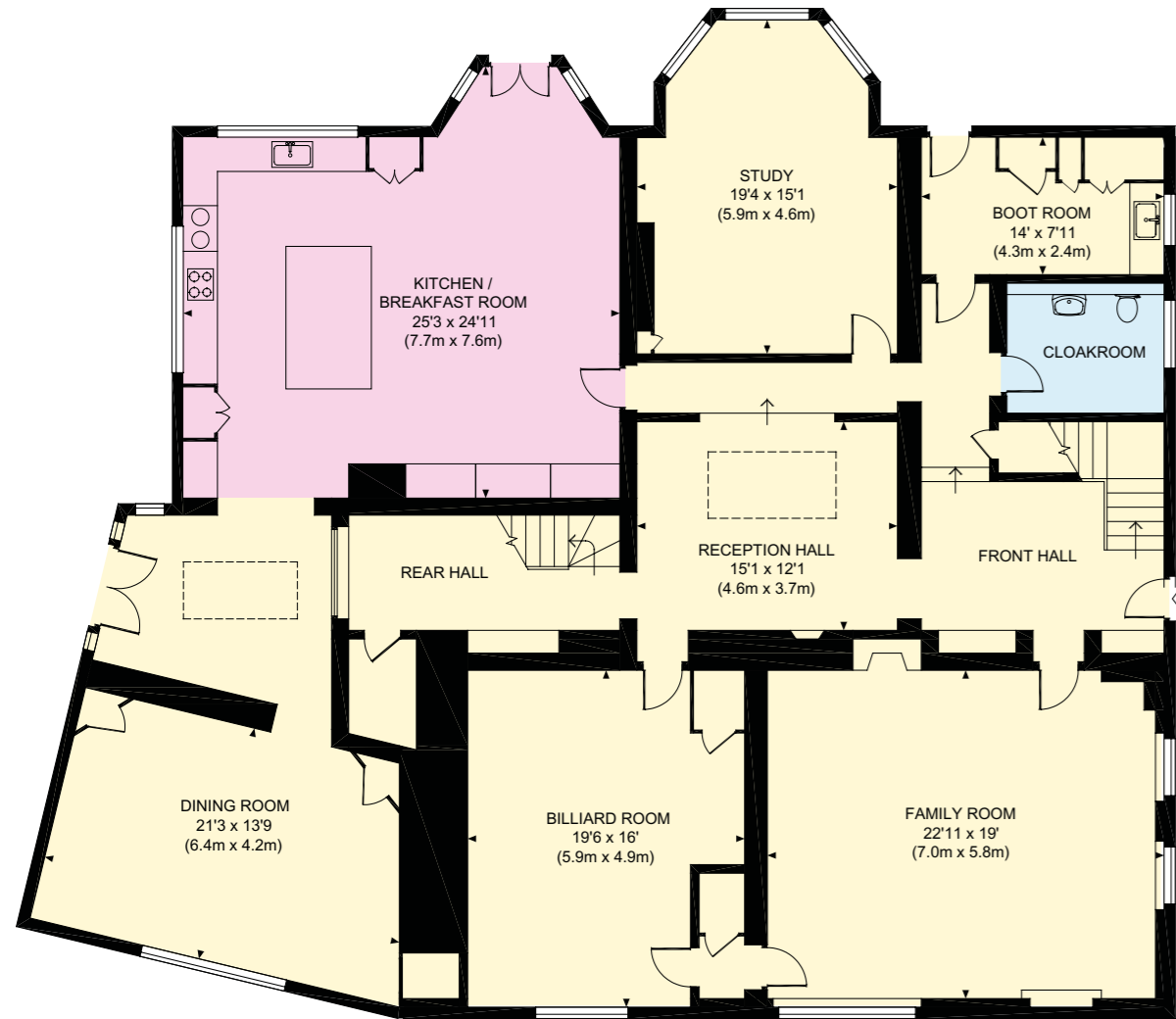
Approximate Gross Internal Floor Area

House: 7,400 sq ft / 687.5 sq m

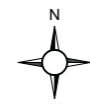
Outbuildings: 485 sq ft / 45.1 sq m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Outside



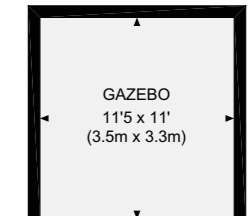
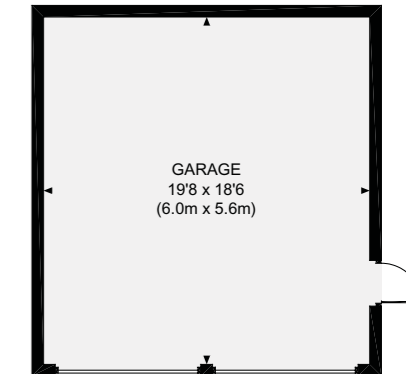
Ground Floor

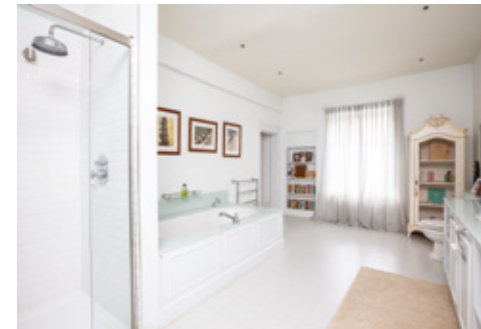


First Floor



Second Floor





Gardens and grounds

The Old Vicarage is approached from Borough Road through electric wooden gates into a large gravel parking area off which is an attractive barn-style double garage.

The grounds have been beautifully laid out to provide both formal and informal areas and include a wonderful terrace with pergola enjoying long views down the garden. At the end of the main lawn is a lovely timber gazebo ideal for a sundowner.

The front of the house with its Georgian elevation and elegantly planted parterre has lovely views towards the neighbouring church of St Peter & St Paul.

Services

We are advised by the vendors that the property has all mains services.







Note: *This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721.*

Viewing

All viewings are strictly via appointment only with the agent.

Local authority

Waverley Borough Council. 01483 523333.

Directions (GU7 IES)

From London, head southwest on the A3 by-passing Guildford. Take the exit towards Hurtmore/Norney and Shackleford and turn left onto Hurtmore Road. At the T junction, turn right and continue to the roundabout by Mark Way. Continue straight over onto Charterhouse Road and after about 0.6 of a mile, turn right into Borough Road where the gates to The Old Vicarage will be found on the right hand side after about a third of a mile opposite the Church of St Peter & St Paul.

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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Particulars dated February 2022. Photographs dated 2021.

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