

# Lamorak

Elstead, Godalming, Surrey











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The most versatile of village houses offering wonderfully cosy yet contemporary accommodation of almost 3,000 sq ft and a level walk to the shops.

Elstead 0.2 miles, A3 1.7 miles, Farnham (London Waterloo from 53 minutes) 5.6 miles  
Godalming (London Waterloo from 47 minutes) 4.7 miles, Haslemere (London Waterloo from 49 minutes) 9.4 miles  
Guildford (London Waterloo from 34 minutes) 9.0 miles, M25 (junction 10) 17.8 miles  
London Heathrow (T5) 29.7 miles, Central London 38.5 miles, London Gatwick 43.3 miles  
(All distances and times are approximate)

Entrance hall | 34'10 kitchen/breakfast/family room with wood burner | Dining room | Study/home office  
Cloakroom | Cinema room | Utility room | Shower room | Sitting room  
Vaulted bedroom | 3 further bedrooms (1 en suite) | Family bathroom

Detached barn style double garage with doors

Ample parking

South facing gardens ideal for entertaining



## **Guildford**

2-3 Eastgate Court, High Street  
Guildford GU1 3DE

Tel: +44 1483 565 171  
tim.harriss@knightfrank.com

**knightfrank.co.uk**

## Situation

Lamorak is located just on the eastern edge of the village of Elstead in the Surrey Hills Area of Outstanding Natural Beauty. This thriving village has a mini supermarket, 2 cafes, post office, chemist, tennis club opposite the house, four public houses, independent shops, a church, a veterinary practise, a doctor's surgery and a dental surgery. In addition to the shops within the village, further more extensive shopping facilities can be found in Farnham, Godalming, Haslemere and Guildford.

## Schools

The Royal Grammar School, Guildford  
St Ives, Haslemere  
Charterhouse, Godalming  
Prior's Field, Godalming  
Royal Junior School, Hindhead  
Highfield School, Liphook  
Cranleigh School  
King Edward's, Witley  
Barrow Hills, Witley

## Horseracing

Goodwood  
Sandown  
Epsom

## Polo

Cowdray Park

## Golf

Liphook  
Hankley Common  
Hindhead  
West Surrey

## Sailing

Chichester









## The property

Lamorak dates from the 1930's and during our clients 4 year ownership, the house has been comprehensively extended and refurbished to provide really superb accommodation over two floors.

Currently used as one single residence, it would be very easy to split the house to suit alternative needs if desired. An example of this would be to separate the cinema room, utility (wired for kitchen appliances), shower room and sitting room with bedroom above as one single dwelling with its own front door.







This would leave the remaining part of the house, still with 2 reception rooms, an enormous kitchen/breakfast/family room, cloakroom plus 3 bedrooms and 2 bath/shower rooms. The two defined parts of the house have respective gas boilers.

Alternatively it can be used as it is now which is a wonderful 4 bedroom family house with space for all age groups.

The house is approached from the Milford Road through solid electric gates in to a gravel driveway with plenty of parking to the front.



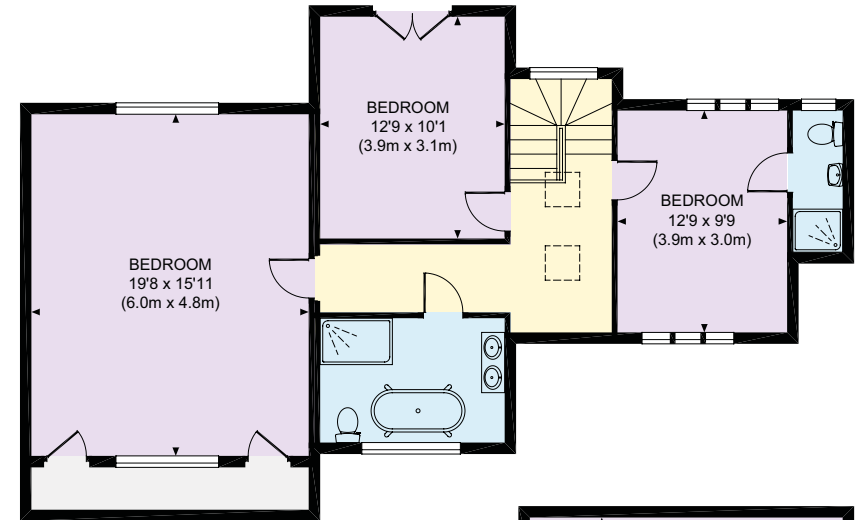
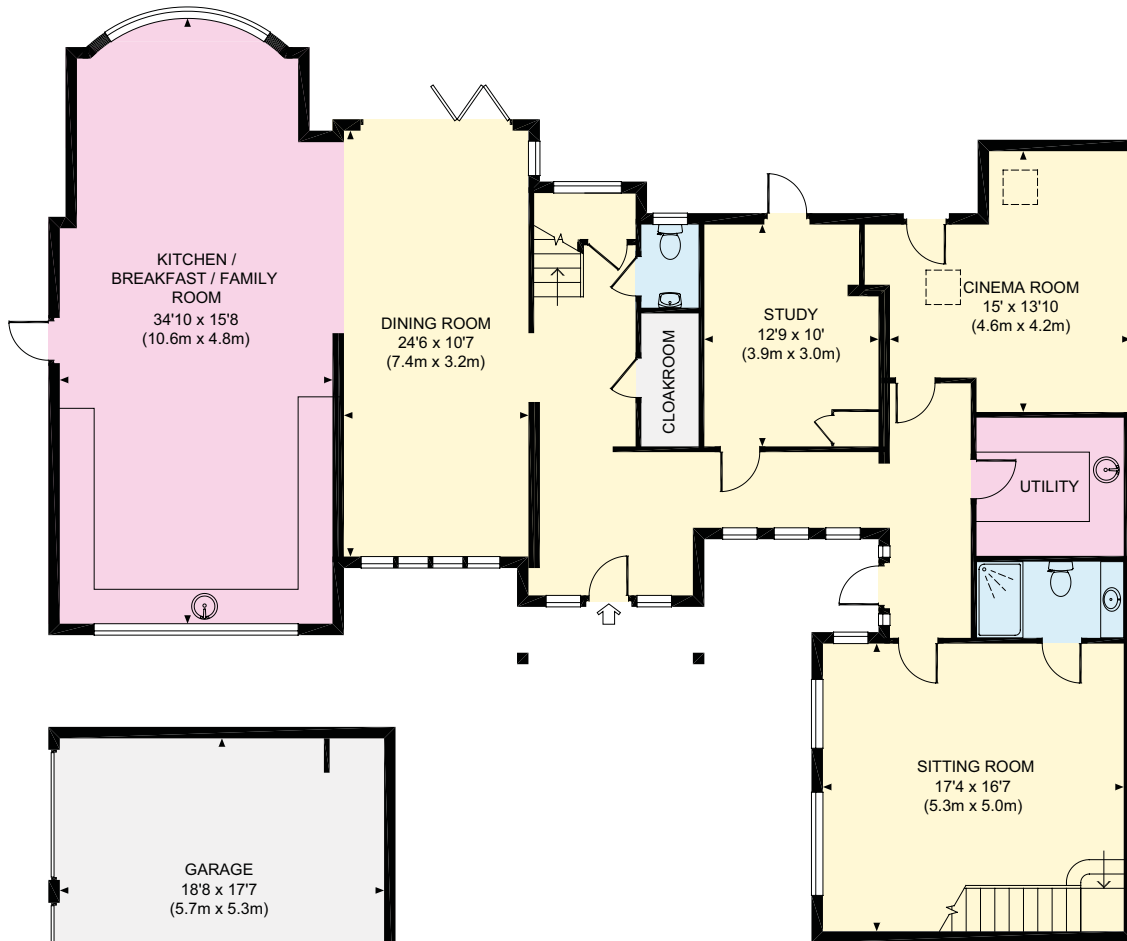
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**

**2,956 sq ft / 274.7 sq m**

**Outbuildings: 325 sq ft / 30.2 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.



**Ground Floor**

**First Floor**









## Gardens

The gardens have been beautifully laid out with the rear garden facing south. A superb decked area comes off the dining room, study and cinema room with ample space for seating areas, dining areas and a bar. The rest of the garden is predominantly laid to lawn.

## Services

We are advised by our clients that the property has mains electricity, water, gas and drainage.

## 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

Waverley Borough Council – 01483 523333

## EPC Rating

C

## Viewing

Viewing is strictly by appointment only through Knight Frank.

## Directions (GU8 6HY)

From Guildford, head south on the A3 and come off at Milford. Turn right at the roundabout and cross over the A3. At the next roundabout, take the left turn signed to Elstead. Stay on the B3001 for approximately 1.8 miles and the solid wooden electric entrance gates to Lamorak will be found on the left hand side.



**Connecting people & property, perfectly.**

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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