



Yew House, Munstead, Nr Godalming, Surrey





An elegant **Queen Anne style** country house with superb planning permission to enlarge.

Summary of accommodation

Reception hall | Drawing room | Sitting room | Study | Conservatory | Kitchen/breakfast/family room | Utility room | Cloakroom

Principal bedroom with dressing room and bathroom | Three further bedrooms | Shower room | Bathroom | Dressing room

Double garage | Workshop and Store | Summer house

Beautiful gardens and grounds

In all about 1.82 acres

Distances

Godalming Mainline Station (London Waterloo 48 min) 2 miles, A3 4.2 miles, Bramley 2 miles, Guildford 5 miles, Central London 37 miles

(All distances and times are approximate)



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Situation

Yew House is in a delightful country setting on the edge of Godalming, 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. It is a very picturesque town, rich in history dating back to Saxon times boasting beautiful architecture, with many buildings constructed from local Bargate stone, giving the town a distinctive look. The train station is approximately 2 miles 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 about 5 miles away.

Communications are excellent with the nearby A3 providing access to the M25, Heathrow, Gatwick and Farnborough 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, is on the doorstep which is ideal for walking, riding and cycling.

Yew House

Yew House is an elegant Queen Anne style house approached by a long sweeping drive off the Hascombe Road and set amidst stunning gardens and grounds with planning permission to substantially alter and extend.

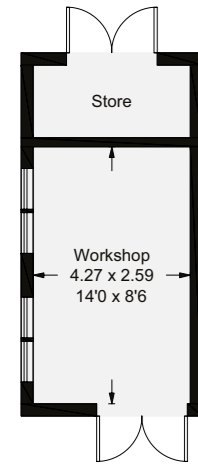
The quality of the house is immediately apparent having been stylishly presented to create superb entertaining space including an extensive kitchen/dining/family room. The accommodation is extremely bright with all the principal rooms enjoying wonderful views across the gardens. The first floor is configured to provide four good bedrooms with views over the garden as well as three bath/shower rooms.



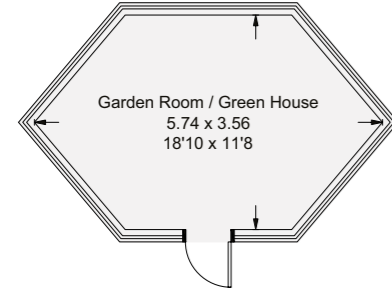


Approximate Gross Internal Floor Area
 253.7 sq m / 2731 sq ft
 Outbuildings = 57.9 sq m / 623 sq ft
 Total = 311.6 sq m / 3354 sq ft

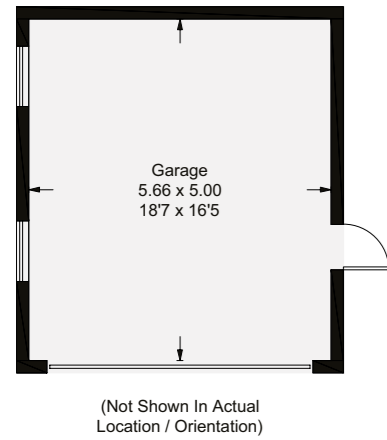
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



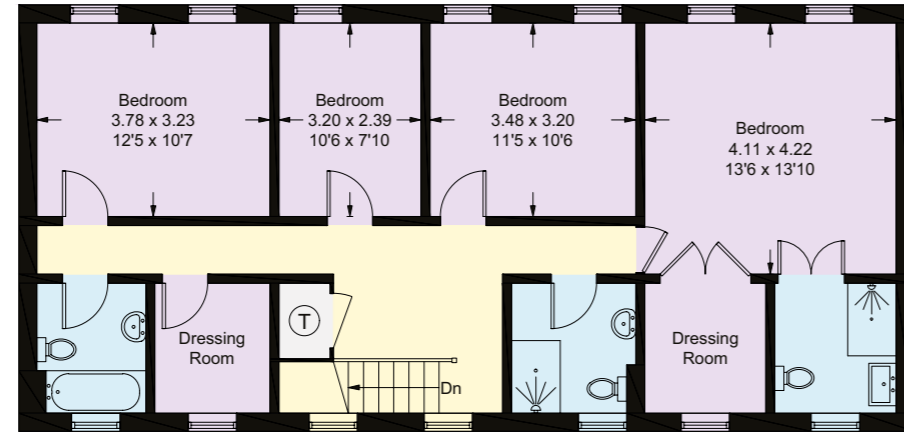
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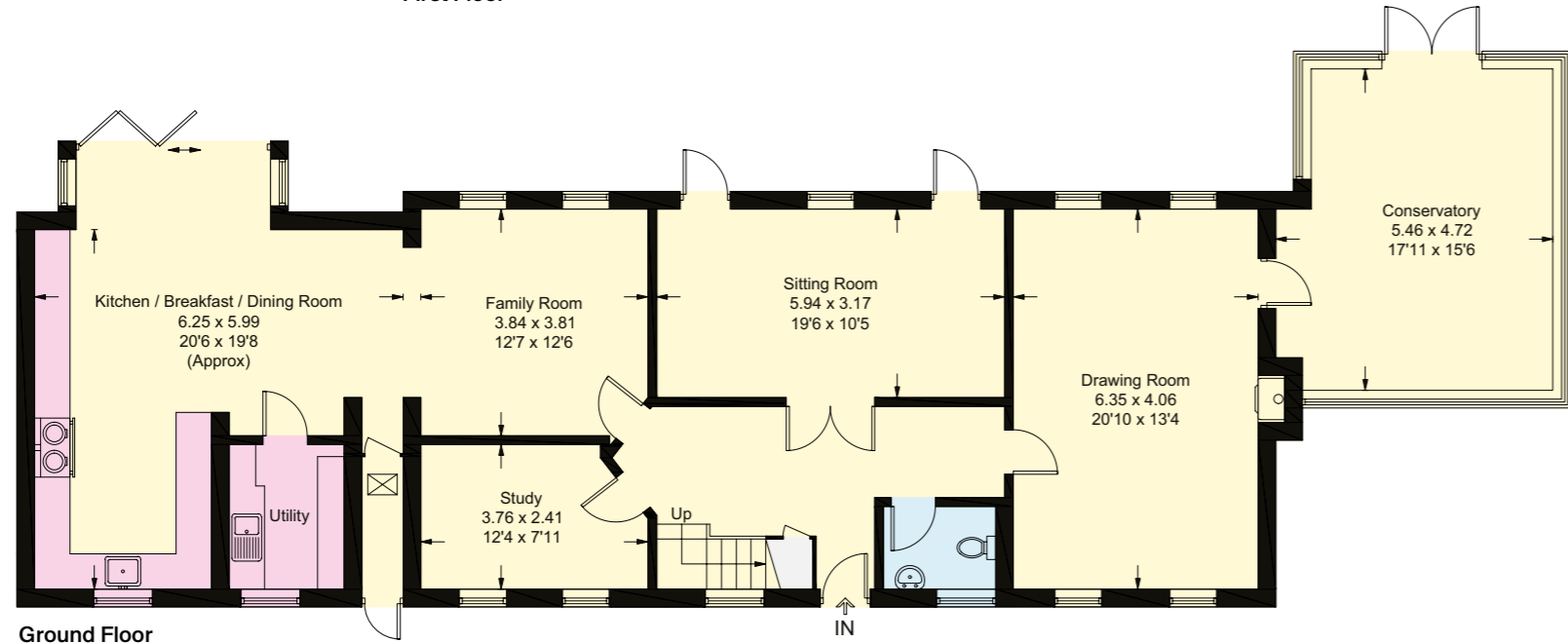
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(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

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



Gardens and grounds

Of particular note are the exceptional gardens which we understand once formed part of the adjoining Munstead House Estate, formerly the home of Gertrude Jekyll's parents where she designed the gardens. The main garden is laid with sweeping lawns and meticulously planted beds and borders, sheltered by neatly clipped Yew hedging.





The garden also has a special Japanese garden with a series of pathways, feature pond and host of aquatic plants and shrubs. The whole garden provides a wonderful, secluded setting.

Planning permission

Planning Application WA/2023/01871 - Valid From 17/08/2023 has been granted for a substantial two storey extension. Further details are available from Knight Frank and illustrative artists impression for indication only within this brochure.



Services

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

Directions

Postcode: GU8 4AA

what3words: ///keep.horses.talked

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: D



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated Spring 2024.

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