

Hydon Ridge, Hambledon, Surrey





A superb family home built in 1911 with over 7,000 sq ft of accommodation **set in an elevated position** at the end of a quiet country lane.

Summary of accommodation

Hall | Drawing room | Sitting room | Dining room | Billiard room | Study | Music room | Kitchen/breakfast room | Utility | Larder | Wine store
WC | Shower room and WC for swimming pool

Principal bedroom with dressing room and en suite | Six further bedrooms with four bathrooms | WC | Steam room | Sitting area | Hall

Games room/gym with storage | Summer house | Shed | Swimming pool | Tennis court

In all about 12.87 acres

Distances

Hambleton 1 mile, Godalming 4 miles, Guildford 10 miles, Heathrow Airport 31 miles

Gatwick Airport 32.2 miles, Central London 41.7 miles

(All distances are approximate)



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Situation

Hydon Ridge is located on the outskirts of Hambledon, a charming village situated to the south of Guildford. The village benefits from a popular pub, the Merry Harriers, the church on the top of the hill, a village shop/post office with a cafe and a nursery school. Designated an Area of Outstanding Natural Beauty, with breathtaking views and picturesque villages, this desirable enclave provides country living within easy reach of London.

The historic market town of Godalming is a short drive away and benefits from public houses, restaurants, local shops, supermarkets and everyday amenities. The larger centres of Guildford, Haslemere and Horsham are all within a thirty minute drive and provide a comprehensive range of services.

The nearby Milford, Witley and Godalming offer mainline railway stations to London. The A3 can be reached at Milford, leading to the M25 north of Guildford, giving access to the national motorway network and also Heathrow, Gatwick and Southampton airports.

Local schools include Aldro, Charterhouse, Cranleigh School, Guildford High School, King Edward's, Prior's Field, St Catherine's, St Hilary's and The Royal Grammar School with further renowned schools including Wellington College, Eton College and Epsom College within 40 miles. There are a number of good golf clubs nearby with West Surrey Golf Club being the closest. Hydon Heath owned by the National Trust abuts the land and there is incredible walking and hacking in the area.

Hydon Ridge

Hydon Ridge is an enchanting family home that was originally constructed in the year 1911. Positioned at the serene end of Feathercombe Lane, this remarkable residence enjoys an elevated position that offers a beautiful outlook of the surrounding landscape. The house is artfully designed to face almost exactly southwest, allowing sunlight to cascade into every room, creating an atmosphere that is both warm and inviting.





Over the years, Hydon Ridge has been lovingly enhanced with thoughtful additions that preserve its historic charm while providing modern comforts. The billiard room, which was added just one year after the original construction, offers a perfect space for family gatherings and friendly competitions. This beautiful room opens onto the veranda which takes full advantage of the outlook to the rear of the house. The dining room and hall also open onto this veranda which allows for a free-flowing entertainment space.

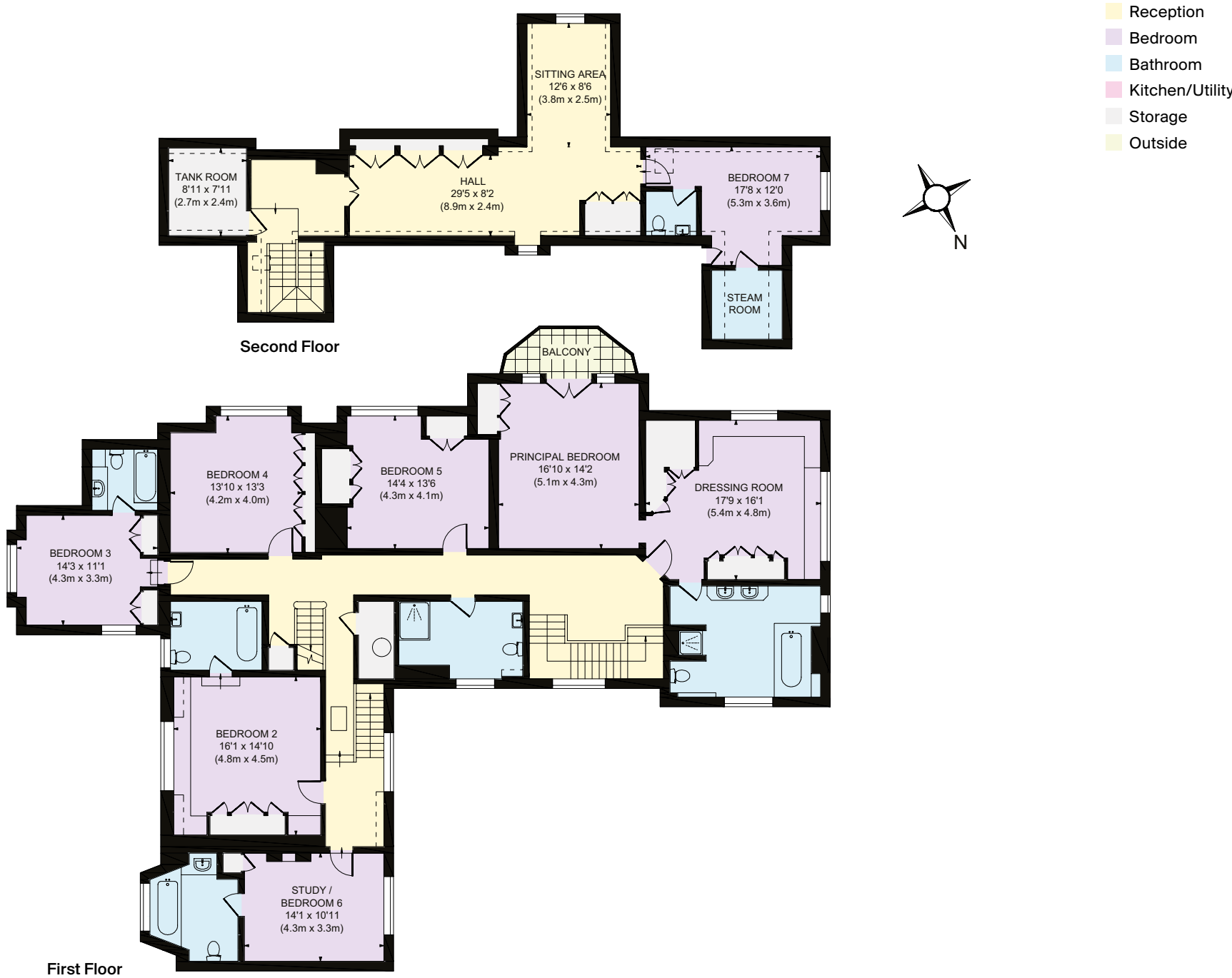


One of the most captivating aspects of Hydon Ridge is its proximity to Hydon's Ball, which proudly ranks among Surrey's top ten highest points. This stunning natural area is owned and maintained by the National Trust, providing a haven for nature lovers and outdoor enthusiasts alike. At the pinnacle of Hydon's Ball, visitors are greeted by a serene stone seat dedicated to Octavia Hill, one of the esteemed founders of the National Trust. Installed in 1915, this seat offers a tranquil spot for reflection and a moment to appreciate the breathtaking vistas that unfold in every direction.



Approximate Gross Internal Floor Area
Main House 7000 sq. ft / 650.00 sq. m
Garage 759 sq. ft / 71.00 sq. m
Outbuilding 664 sq. ft / 62.00 sq. m
Total 8423 sq. ft / 783.00 sq. m

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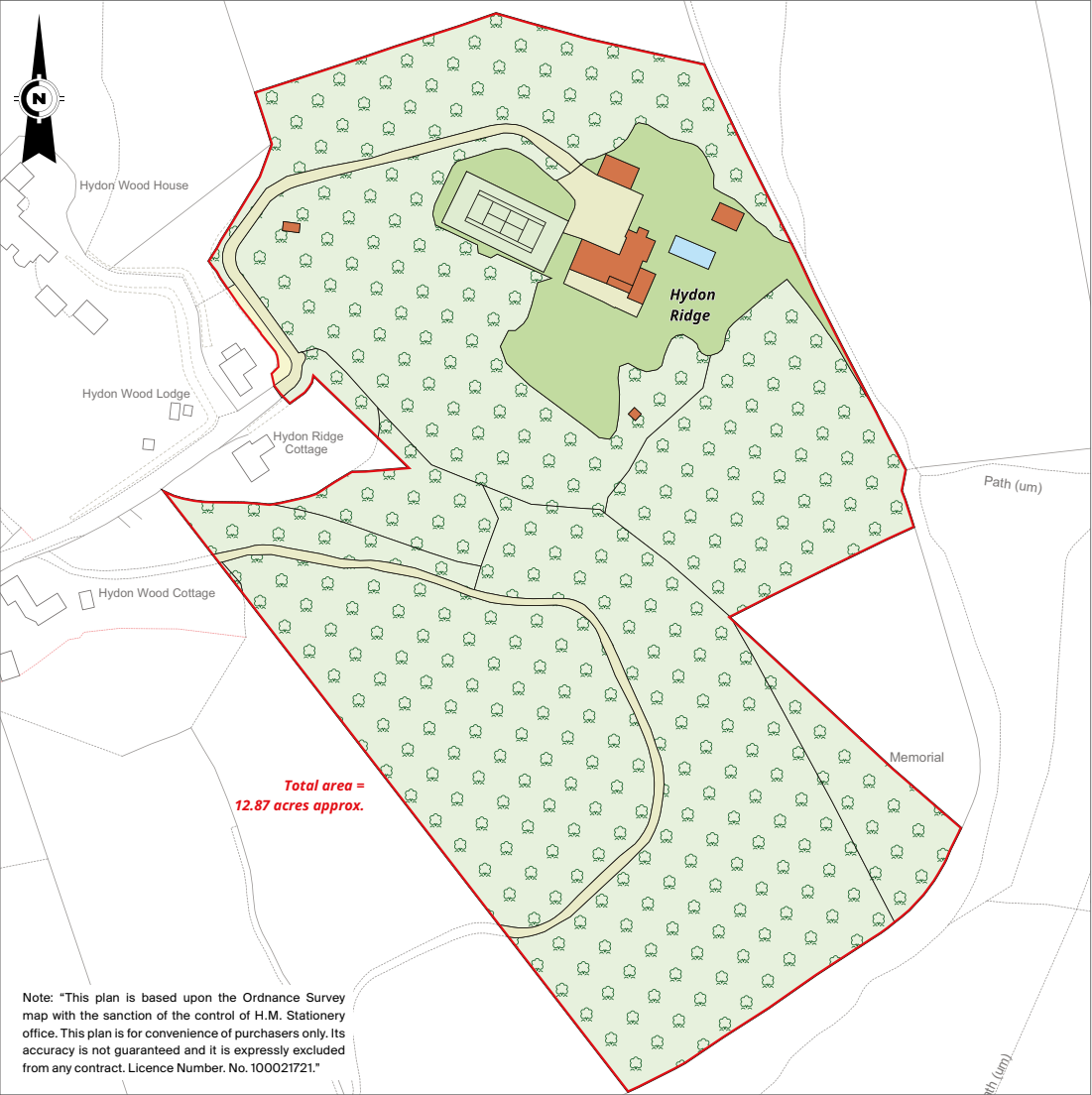


Gardens and grounds

Adding to the allure of Hydon Ridge are the gardens and grounds, which were designed by the illustrious garden designer Gertrude Jekyll. Her renowned artistry is evident in the vibrant landscapes that envelop the home, creating an idyllic setting for family fun on the lawns, or simply soaking in the beauty of nature. The swimming pool is positioned on the level lawn to the North East of the house and the tennis court sits proudly to the West. The gardens and grounds extend to about 13 acres and encompass woodland as well as the formal gardens.







Directions (Postcode GU8 4DP)

From London take the A3 and exit at the Milford Junction. At the first traffic lights, turn left signed to Godalming on the A3100. After 500 yards turn right and immediately left into Station Lane signposted Milford Station. Continue over the level crossing and after about 1 mile turn right at the crossroads signed to Hambledon. Feathercombe Lane is on the left after about ¾ mile. Drive all the way to the end of Feathercombe Lane and the entrance to Hydon Ridge will be right in front of you.

Services

Mains water, electricity and LPG gas fired central heating with private drainage.

Property information

Tenure: Freehold
Local Authority: Waverley Borough Council
Council Tax: Band H
EPC Rating: F

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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