



## DEERBRIDGE HOUSE

Elstead, Godalming, Surrey





# A HIGHLY VERSATILE COUNTRY HOUSE

Set on the edge of this incredibly popular West Surrey village with 6 acres and extensive outbuildings of excess 1000 sq ft, ideal for a multi-generational family.

## Summary of accommodation

Entrance hall | Sitting room | Kitchen/dining room | Study | Utility/cloakroom | Secondary hall  
Kitchen/breakfast room | Sitting room | Study | Cloakroom

Principal bedroom with en suite bathroom | Three further bedrooms | Two further bathrooms (one en suite)

Two further bedroom suites accessed from either the main house or separate staircase

Office/tack room with cloakroom and adjoining kennels | Log store and oil tank store | Further kennels | Storerooms  
and pool plant room | Double bay car port | Further double garage with store to the side and extensive roof space above

Long carriage drive | Gardens with swimming pool | Fields | Pond and woodland

## In all about 6 acres

Local Authority: Waverley Borough Council: 01483 523 333

Council Tax band: H

Tenure: Freehold

EPC rating: C



# SITUATION

Deerbridge House is situated just to the east of the popular village of Elstead with its village shop, doctors and dentists, two coffee shops and three public houses.

The village boasts active football, cricket and tennis clubs with numerous other clubs and societies for all ages and many interests. Nearby golf clubs include Hankley Common and West Surrey.

Surrounded by Thursley Nature Reserve, Elstead and Puttenham Commons the riding, walking and cycling opportunities are extensive. Yet, communication and access are outstanding to the A3 (direct to M25/London) or Hog’s Back and the towns of Godalming, Guildford and Farnham with rail links direct to London.

Local independent schools include Aldro (Shackleford) St Hilary’s, Charterhouse, Priors Field (Godalming), King Edwards (Witley), St Catherine’s (Bramley), Cranleigh, St Edmunds (Hindhead) along with easy access to Godalming Sixth Form College, many of which are served by school buses from near the village green.

**Distances:** Godalming 4.3 miles (London Waterloo from 43 mins), Farnham 6.2 miles (London Waterloo from 51 mins), Haslemere 9.7 miles (London Waterloo from 57 mins), Guildford 9.2 miles (London Waterloo from 36 mins), Milford 2.1 miles (London Waterloo from 47 mins).

**Roads:** A3 Milford 1.5 miles, M25 (Wisley Junction 10) 16.3 miles

**Airports:** London Heathrow 34 miles, London Gatwick 41 miles

(All distances and times are approximate)



Second kitchen







## DEERBRIDGE HOUSE

An attractive tile hung family house which has been owned by our clients since 1984. The house has been loosely split into two to accommodate two families, each with their own front door. That said, with very minor changes, the whole property could revert back to a single residence.

Set in a rural location and surrounded by open land and woodland, the house is approached off the Milford Road down a long tarmac drive (owned by Deerbridge House), shared with two other properties before spurring off to the extensive parking and turning area in front of the house.

There are 5.6 acres of beautiful gardens and grounds with a large proportion made up of woodland. In addition, there is a separate area of 0.4 acres with solar panels for the property.



# DIRECTIONS

From Guildford, take the A3 south, leaving at the Milford exit. At the roundabout, take the third exit and proceed back over the A3. At the next roundabout take the B3001 to Elstead. Stay on this road for approximately 1.3 miles and the turning to Deerbridge House will be found on the right-hand side between the two pine trees with white painted rings around them. Proceed down the long drive to the middle house.

**Postcode:** GU8 6LA (please note the postcode takes you to the wrong address using satnav)

**what3words:** ///chitchat.incoming.severe

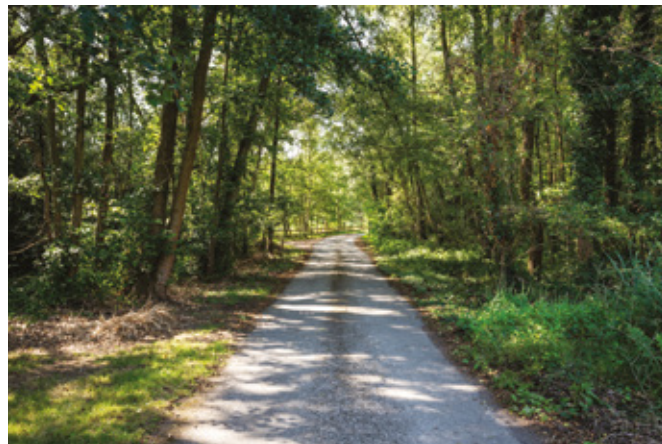
# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, solar, mains electricity and private drainage.

**Viewings:** Viewing is strictly by appointment through Knight Frank.









We would be delighted  
to tell you more.

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