

# Royton

Hambledon, Surrey







# A fantastic opportunity, in a magical lakeside setting.

Hambledon village shop and cricket green 1.1 mile, Godalming 5.5 miles (London Waterloo from 43 mins),  
Guildford 10 miles (London Waterloo from 36 mins)  
(Distances and times approximate).

  
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## Summary of accommodation

Galleried reception hall | Drawing room | Dining room | Study | Kitchen | Conservatory | Utility room | Two cloakrooms

Principal bedroom suite | Guest suite with en suite shower room | Three further bedrooms (one with en suite cloakroom) | Family bathroom

## Outbuildings

Brick built former stables and garaging | Various greenhouses | Further garaging | Barn | Numerous sheds

## Garden and Grounds

Terrace | Parkland grounds | Fabulous lakeside | Fruit/vegetable garden | Wooded area

In all about 16.67 acres



# Situation

Royton is located in a stunning country setting, on the south eastern 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 30 minute drive and provide a comprehensive range of services.

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 riding in the area.

There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainment centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

# Distances

**Roads:** A3 Milford 5.7 miles, M25 (Wisley Junction 10) 20 miles

**Airports:** London Heathrow 35 miles, London Gatwick 30 miles

(Distances and times approximate)



# Royton

Royton provides a buyer with an outstanding opportunity to either extend and modernise the existing house, or to consider a replacement dwelling on this lakeside setting. This is all subject to obtaining the necessary planning consents.

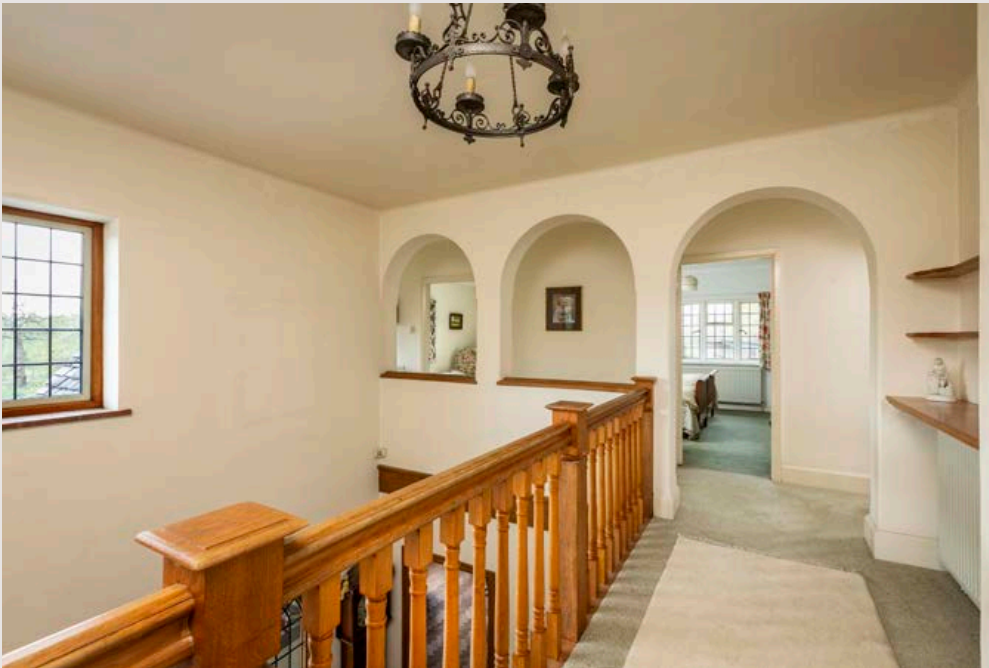
The house, we are advised, was built in the late 1920s and has an Arts and Crafts influence and has been in the same family ownership since 1949. Internally are some very fine fireplaces, panelled doors off the reception rooms, a galleried reception hall at the heart of the house and parquet flooring in the reception rooms.

The rear of the house sits due south and has the most wonderful outlook over the parkland grounds and lake. The house itself is in need of modernisation, whilst the grounds have continued to be beautifully maintained.

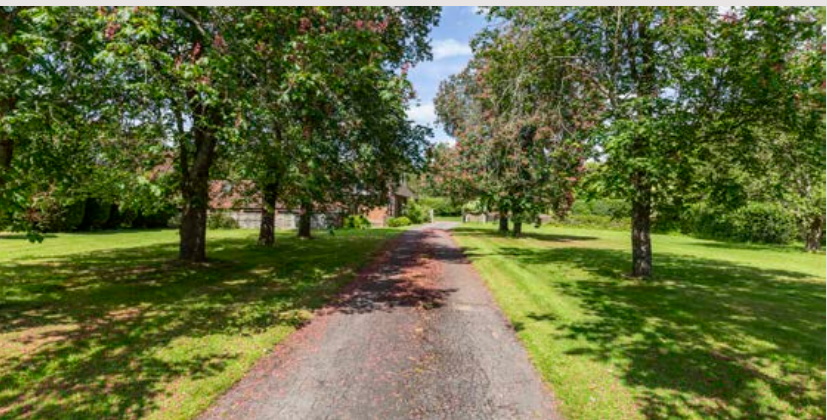












## Outbuildings

At the base of the driveway are a range of outbuildings, providing former stables, garaging and a store, one of which adjoins a neighbouring property. This is adjoined by a grassed courtyard area.

## Outside

The stunning grounds are a main feature of Royton, providing a special parkland setting, through which you can enjoy lovely walks.

Abutting the back of the house is a substantial paved terrace to take in the spectacular views of the lake. Extending away, the lawns lead down to the lake of about 1.4 acres, that is surrounded by rhododendrons, camelias, magnolias and bluebells. Adjacent to this is a waterfall and sluice with a stream that meanders through the remainder of the grounds. On the southwestern side is a raised lightly copped area, which sits outside of the grounds that are deer fenced.

The remainder of the grounds provide a lovely valley walk, laid to grass, bordered by substantial trees and the stream, leading down to the far boundary.

To the front of the house is a caged fruit/vegetable garden. In the north eastern corner of the grounds is a wooded area, whilst the grounds border farmland on the eastern side.









Approximate Gross Internal Floor Area

Main House: 3426 sq. ft / 318.28 sq. m

Garage: 559 sq. ft / 51.89 sq. m

Outbuildings: 3626 sq. ft / 336.85 sq. m

Total: 7611 sq. ft / 707.02 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.



## Property Information

### Services:

We are advised by our clients that the property has mains water, electricity, private drainage, oil-fired central heating.

### Tenure:

Freehold.

### Local Authority:

Waverley Borough Council  
01483 523333

### Council Tax:

Band H

### EPC:

Band E

### Directions (Postcode: GU8 4EB):

From Guildford, proceed southbound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through two sets of traffic lights, following signs to the A283. At the subsequent roundabout take the second exit signposted to A283, Petworth, Witley and Chiddingfold. Follow the A283 for 2.8 miles, passing through Witley and take the left turning into Lane End at the crossroads signposted to Hambledon. Follow this for 0.3 miles and turn right into Vann Lane. Pass the cricket green on your right and continue for a further 1.2 miles, where Royton will be found on your right-hand side.

### what3words:

///delusions.hence.pickup

### Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







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

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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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