

Woodland Heights

Dunsfold, Surrey







Contemporary living, in a special country setting.

Witley 2.2 miles (London Waterloo from 54 mins), Haslemere 6 miles (London Waterloo from 59 mins),
Godalming 7 miles (London Waterloo from 43 mins), Guildford 12 miles (London Waterloo from 35 mins), London 43 miles.
(Distances and times approximate).



Summary of accommodation

Reception hall | Sitting room | Kitchen/breakfast/family room | Cloakroom | Pantry/utility room | WC

Principal bedroom suite | Three further bedrooms with en suite shower rooms | First floor mezzanine area with restricted ceiling height

Outbuilding, Garden and Grounds

Detached studio with two rooms and a cloakroom

Ample parking | EV Charger | Gardens

In all about 1.12 acres

Situation

Deerlands is a unique group of five detached contemporary houses, located in a truly country setting, between Dunsfold and Chiddingfold, bordering woodland and overlooking farmland.

Local amenities in Chiddingfold to the west, include two shops, a butcher and Boots pharmacy, two churches, a vet, medical centre, post office, primary school and several public houses all centred around the delightful village green. Dunsfold to the east offers a shop and post office, public house, cricket green and a 12th century church.

Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities whilst the county town of Guildford is about 12 miles to the north.

Communications in the area are extremely good with excellent road and rail connections all within easy reach. The A3 is 15 minutes away by car and provides easy access to London to the north and the south coast and J10 of the M25 is approximately 20 miles away giving access to the national motorway network providing good access to London's international airports of Gatwick and Heathrow. The local mainline station is at Witley, a six minute drive away, offering a fast service to London Waterloo taking approximately 54 minutes.

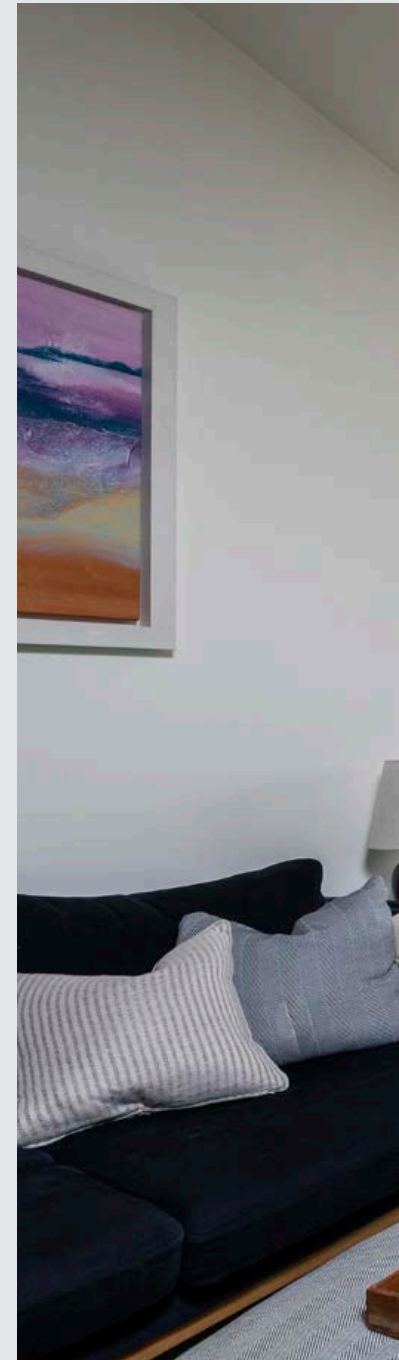
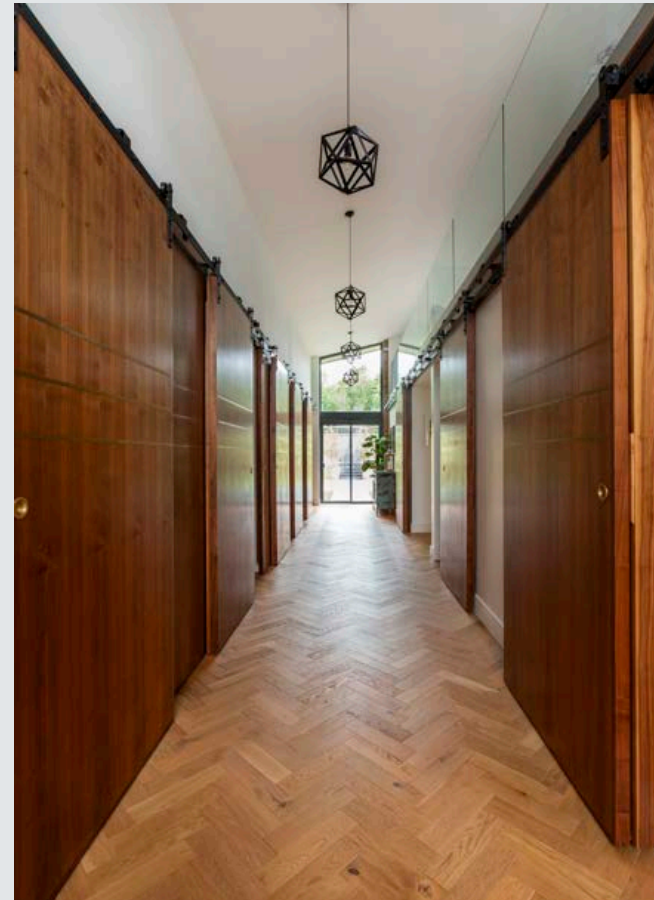
The area has an excellent selection of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field at Godalming, Aldro at Shackleford and a number of other good private and state schools plus Guildford High School, Tormead and The Royal Grammar School in Guildford.

Sporting facilities include racing at Sandown, Epsom and Ascot. Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well-known courses throughout the area including the West Surrey at Godalming, two good courses at Liphook and a local course at Chiddingfold.

The surrounding area is renowned for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits.

Roads: A3 Milford 5.4 miles, M25 (Wisley Junction 10) 19.7 miles

Airports: London Heathrow 35.3 miles, London Gatwick 31.4 miles





Woodland Heights

Woodland Heights comprises a contemporary, principally single storey house, built in 2021 by Tilney Morris. The house has red cedar clad elevations under an aluminium standing seam roof.

The heart of the house is the fabulous kitchen/breakfast/family room with full height windows and doors providing the wonderful outlook over the adjoining farmland. The room is full of light, fitted with a contemporary Nobilia kitchen, whilst the floor is a combination of parquet and ceramic tiles.

Off this is the vaulted sitting room again with a country outlook. The bedrooms and kitchen/breakfast room all lead off the reception hall, discretely tucked behind traditional sliding doors.

The remainder of the accommodation comprises the master suite and three further bedroom suite all fitted and finished with flair. Approached off the hall, stairs lead up to the first floor with a mezzanine area, that has restricted headroom.





BEDROOMS AND BATHROOMS







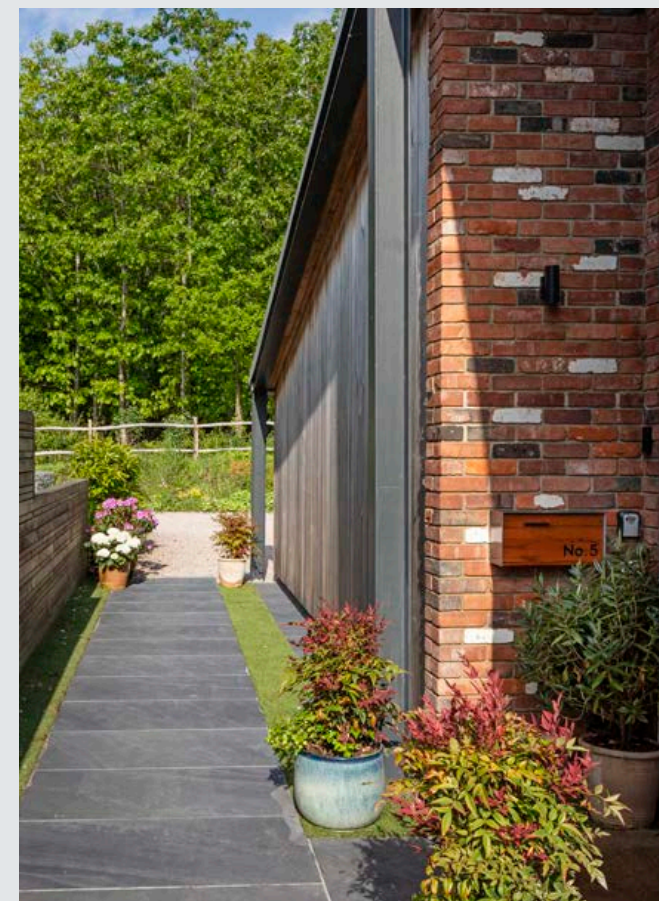


Outbuildings

At the bottom of the garden is the detached studio, offering many opportunities. This comprises two rooms and a cloakroom. Outside of this is a seating area and electrical point. To the rear is an integrated store.

There is a garden area adjoining the gravelled area to the front.





Gardens

To the front of the house is a gravelled parking area providing ample parking facilities, plus an EV charger.

Extending around the back of the house is an overhang creating a loggia area. A circular terrace with a pathway off leads down to a focal stone built seating area, suitable for a fire pit. Terraced grassed areas on the northern side create a natural boundary to the woodland, incorporating another terrace area. The remainder of the gardens are laid to lawn.

FLOORPLANS

Approximate Gross Internal Floor Area
Main House = 2926 sq. ft / 271.92 sq. m
Outbuildings = 395 sq. ft / 36.74 sq. m
Total = 3321 sq. ft / 308.66 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, air source central heating – underfloor heating. The studio is heated by an air source heat pump.

Tenure:

Freehold.

Local Authority:

Waverley Borough Council. 01483 523333

Council Tax:

Band G

EPC:

Band C

Directions (Postcode: GU8 4BZ):

From London head south down the A3 towards Guildford and Petersfield. Continue along the A3 past Guildford and after about 8 miles turn left at the Milford exit and head towards Witley on the A283. Continue along this road passing through Witley until you reach the village of Chiddingfold. Upon reaching Chiddingfold Green turn left across the top of The Green and continue along this road for approximately 1 mile. Turn left signed to Dunsfold into High Street Green and follow this road for 1.5 miles. In the middle of the 'double S bend' and after the chevron, Deerlands Lane will be found on your left-hand side. Proceed for 0.4 miles down Deerlands Lane and the gates into Deerlands will be found in front of you. Bear right and Woodland Heights will be found at the far end.

what3words:

///chicken.fruitcake.ironic

Viewings:

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





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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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Particulars dated May 2025. Photographs and videos dated April 2025.

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