

# Pinewood Lodge

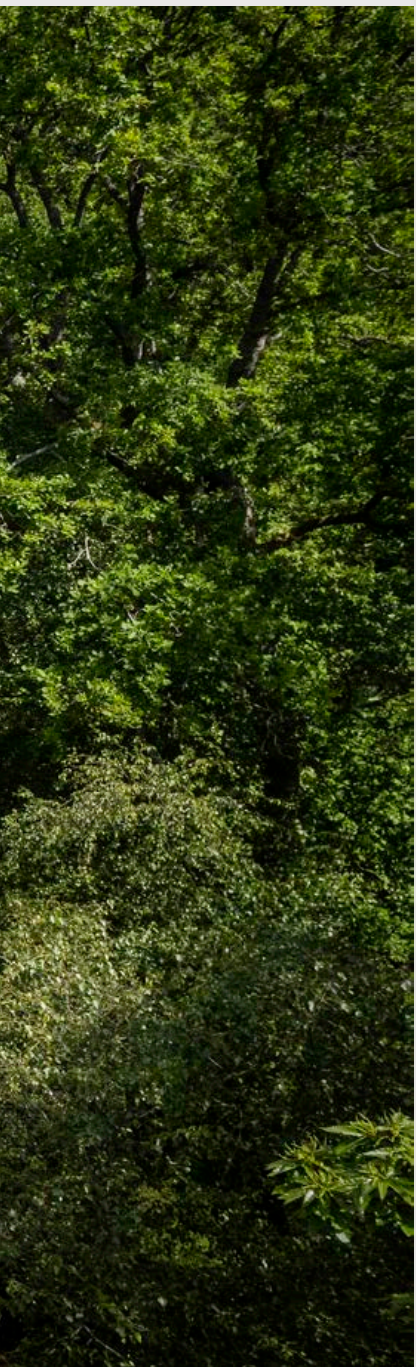
Wormley, Surrey











# In a wooded setting, yet so accessible to Witley Station.

Witley Village 0.9 miles, Witley station (London Waterloo from 55 mins) 7 minute walk, Godalming 5 miles (London Waterloo from 43 mins), Haslemere 5.1 miles (London Waterloo from 57 mins), Guildford 11.5 miles (London Waterloo from 36 mins), Central London 41.6 miles (Distances and times approximate).



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## Summary of accommodation

Entrance hall | Kitchen | Sitting room | Snug | Dining room | Study | Cloakroom

Four bedrooms (one with adjoining cloakroom) | Family bathroom

## Outbuildings, Garden and Grounds

Barn style garage | Indoor swimming pool building | Store room | Stabling

Garden | Woodland | Paddock

**In all about 8.5 acres**

## Situation

Pinewood Lodge is situated in a wooded setting, on the rural fringes of Wormley, yet accessible to Witley Station by foot. Witley village offers the nearest day to day facilities including general stores and two public houses. There is also a cricket/sports green with a playground for younger children.

There is an outstanding selection of schools in the area, including Aldro in Shackleford, King Edward's, Barrow Hills and Chandler Church of England School in Witley, Charterhouse, Priors Field and Godalming College in Godalming, St Catherine's in Bramley, Cranleigh School, Tormead, The High School and The Royal Grammar School in Guildford amongst many others.

Recreational opportunities include golf at several local clubs, including Liphook, Hankley Common, Bramley, West Surrey and Chiddingfold. 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 entertainments 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.

**Roads:** A3 Milford 4 miles, M25 (Wisley Junction 10) 18 miles

**Airports:** London Heathrow 39.1 miles, London Gatwick 33.5 miles

(Distances and times approximate)







## Pinewood Lodge

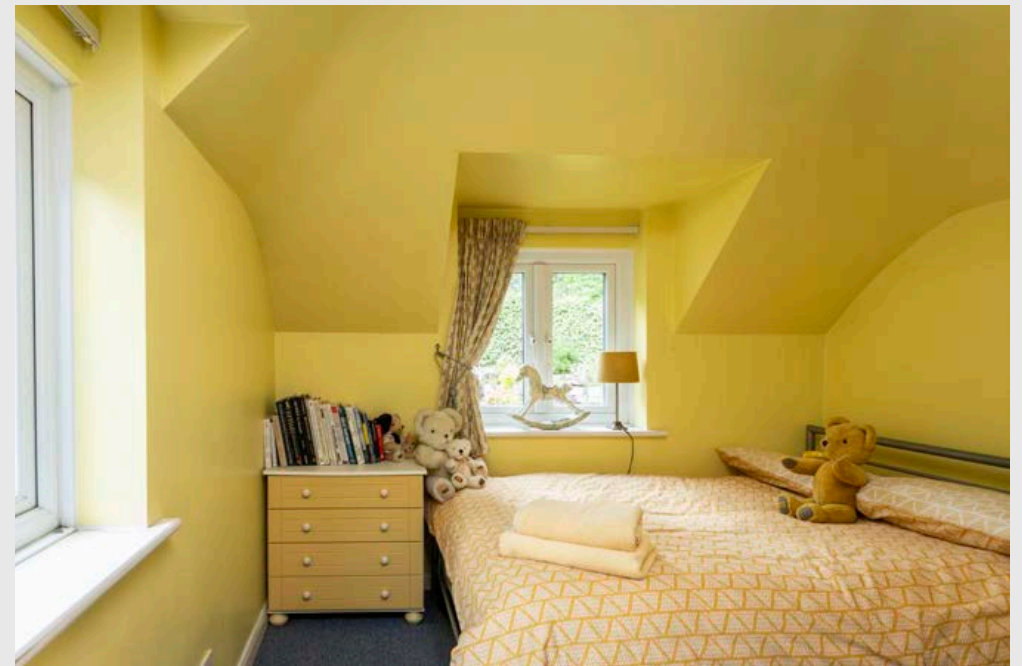
Pinewood Lodge we are advised, was built in 1795 as the lodge to a neighbouring country house. The oldest part of the house has some exposed timbers, old timber doors and working fireplaces with wood burning stoves. A more recent addition, the sitting room, has a vaulted ceiling, oak floor and a door out to the garden.

Our clients have owned Pinewood Lodge for around 19 years and it now offers potential for the incoming buyer to 'place their mark' on it.



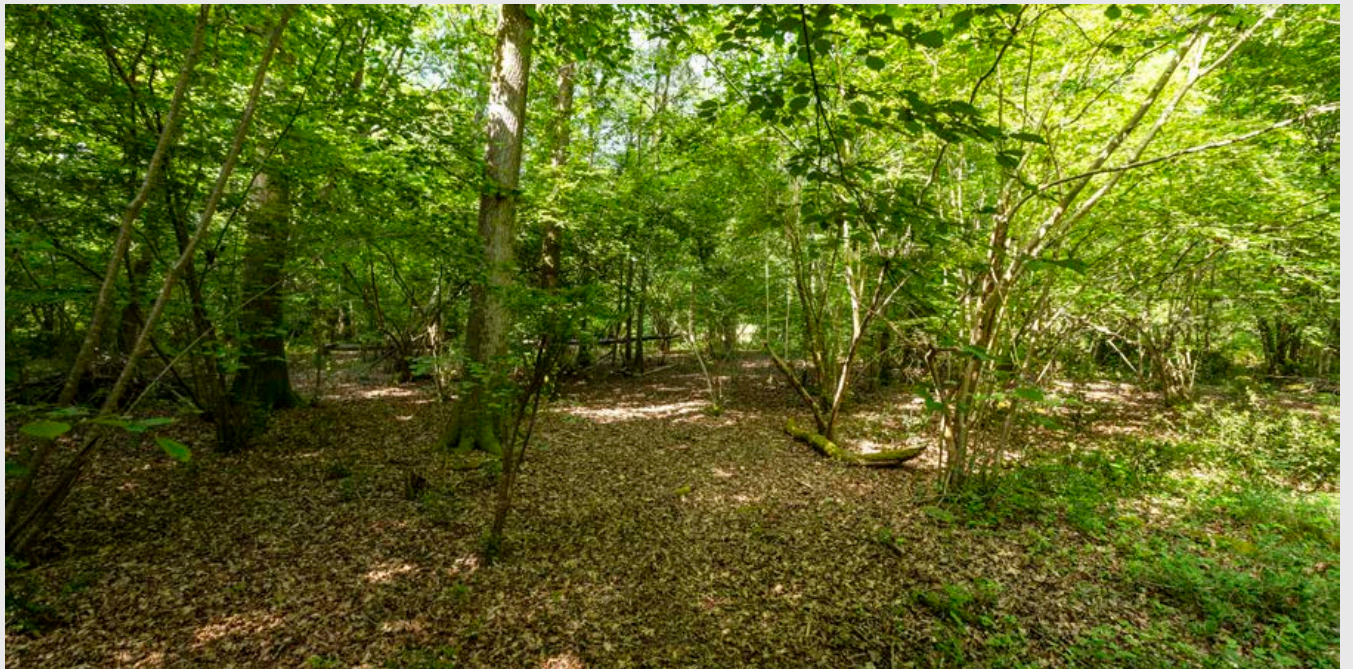








## OUTSIDE







## Outbuildings

Adjacent to the house is a garden store and greenhouse.

On the western side is an indoor swimming pool building. The pool is currently covered up and this space is now used as a gym/storage.

Opposite the house is a barn style garage with a store to the rear. Further into the grounds and next to the paddock is a stable and store..

## Outside

On the western side of the house is a terrace with steps up to a lawn with well stocked beds. To the rear, steps lead up to another grassed area with seating areas and a feature well stocked, timber raised bed area.

Opposite the house is a gravelled parking area which overlooks an open potential paddock area with a pond at the far end. A pathway leads down to the stable which sits within a stock proof fenced paddock. The remainder of the land comprises mixed woodland providing a lovely place to walk. In the eastern corner is a 5 bar gate giving access back onto the Greensand Way.





FLOORPLANS

Approximate Gross Internal Floor Area  
Main House = 2089 sq. ft / 194.07 sq. m  
Garage = 477 sq. ft / 44.36 sq. m  
Outbuildings = 714 sq. ft / 66.32 sq. m  
Total = 3280 sq. ft / 304.75 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, part LPG and part night storage heater heating and private drainage (sewage treatment plant).

### Rights of Way:

The Greensand way runs to the south of the house bisecting the land.

### Agent's note:

Adjacent to the house and outside of the ownership of Pinewood Lodge, is an old fives court, that we are advised has planning permission to be converted into ancillary accommodation, to a neighbouring house.

### Tenure:

Freehold.

### Local Authority:

Waverley Borough Council  
01483 523333

### Council Tax:

Band G

### EPC:

Band F

### Directions (Postcode: GU8 5TD)

From Guildford proceed south bound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley, Chiddingfold. Having passed King Edward's School in Witley on your right take the next turning on the right into Brook Road. After 0.2 miles, turn left into Station Lane which is signposted – public footpath to Witley Station. Proceed for 0.1 miles to the bottom of the hill and bear around to the right passing Robertswood and Deerwood on your left. Follow this track for another 0.2 miles and Pinewood Lodge will be found on the right-hand side.

### what3words:

///outbid.budgeted.fakes

### Viewings:

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





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2-3 Eastgate Court  
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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 May 2025.

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