

# Park Hill, Munstead Park, Godalming, Surrey

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# A stunning family home with the most exquisite views.

## Summary of accommodation

Entrance hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Orangery | Family room | Utility room | Two WCs

Principal bedroom with dressing room and spacious en suite bathroom | Bedroom with dressing area and en suite shower room

Four further bedrooms with two bathrooms | A further bedroom and en suite bathroom accessed via a separate staircase | Bedroom/study

Storage | Garage | Carport | Tool shed | Alitex greenhouse

In all about 2.46 acres

## Distances

Godalming station 2.3 miles (London Waterloo 46 minutes), A3 4.5 miles, Guildford 5.1 miles (London Waterloo 37 minutes)

Heathrow Airport 28.6 miles, Central London 34.9 miles

(All distances and times are approximate)



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## Situation

Park Hill is situated in an extremely quiet and secluded position, set in Munstead Park, close to the historic market town of Godalming. This provides a good range of shops for everyday needs nearby, with Guildford only 5 miles away providing more extensive facilities.

Communications to the house are excellent, with Godalming mainline station (about 2.3 miles) providing a regular high speed service to London Waterloo taking approximately 46 minutes, or Guildford (about 5.1 miles) taking 37 minutes. The A3 at Hurtmore lies 4.5 miles away, allowing fast access to London (about 34.9 miles) and Heathrow (about 28.6 miles), as well as the broader motorway network.

The area has very good recreational facilities, with golf courses at West Surrey, The Wisley and Milford locally as well as Sunningdale and Wentworth further afield. Horseracing can be enjoyed at Ascot, Sandown, Kempton, Epsom and Goodwood. The Yvonne Arnaud Theatre is nearby in Guildford, with Loseley Park Gardens and the National Trust house, Polesden Lacey, also within easy reach. The Surrey Hills countryside provides wonderful opportunities for walking, riding and country pursuits. There is sailing all along the south coast, at Chichester Harbour and nearby at Frensham Ponds near Farnham.









There are a number of excellent prep schools and public schools within the area, namely, St Catherine's, Aldro School, Charterhouse, Priors Field, Cranleigh School, St Hilary's, The Royal Grammar School, Guildford High School and Hurtwood House. Further afield are Wellington College, St John's School in Leatherhead, Reigate Grammar School, Eton, Harrow and Bedales School.

### Park Hill

Park Hill is a stunning family residence, built in the 1930s, that effortlessly combines timeless charm with modern comfort. Crafted using handmade brick and stone, believed to be sourced from Waverley Abbey, this house was originally commissioned for the High Sheriff of Surrey. Located in Munstead Park a quiet and peaceful location, Park Hill enjoys stunning views over the rolling hills to the South. Designed in the Arts and Crafts style, it retains many of its original period features, creating a unique and atmospheric living space that remains perfectly suited to contemporary family life.

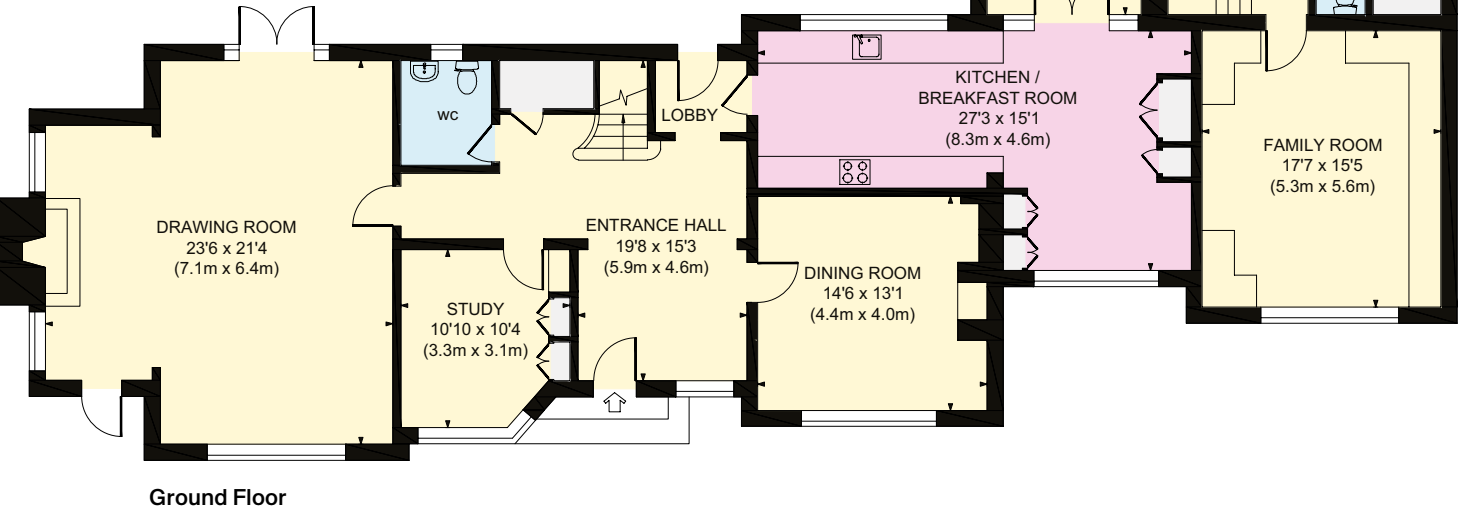
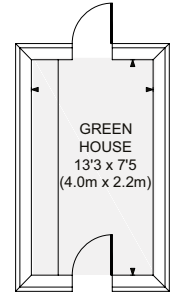
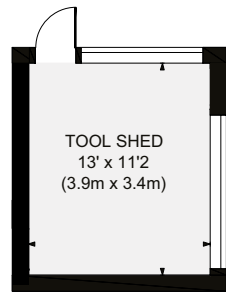
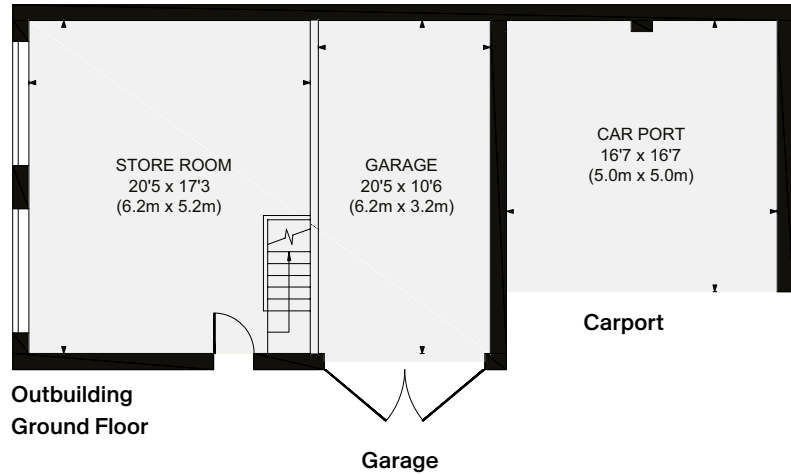
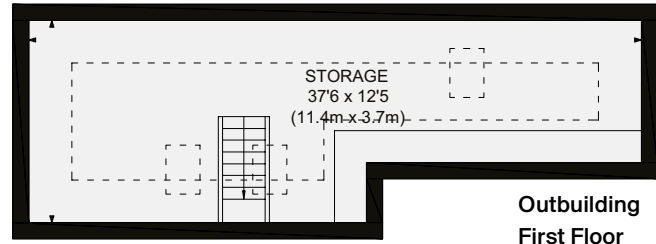
The home boasts spacious, adaptable living areas, with the heart of the house being the beautiful orangery that adjoins the kitchen/breakfast room. This light-filled space, featuring a gas fire, is ideal for both formal and informal entertaining. From its magnificent drawing room with a striking fireplace to the elegant leaded light windows throughout, every detail of Park Hill reflects a commitment to craftsmanship and beauty. The generous space within Park Hill is adaptable for a variety of needs and can expand and shrink with a families requirements.





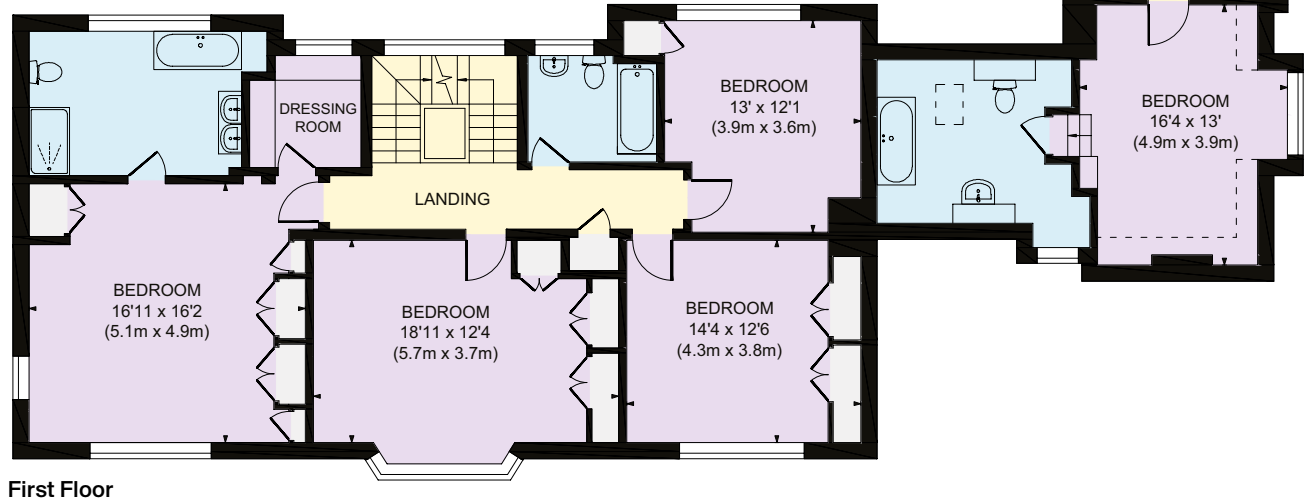
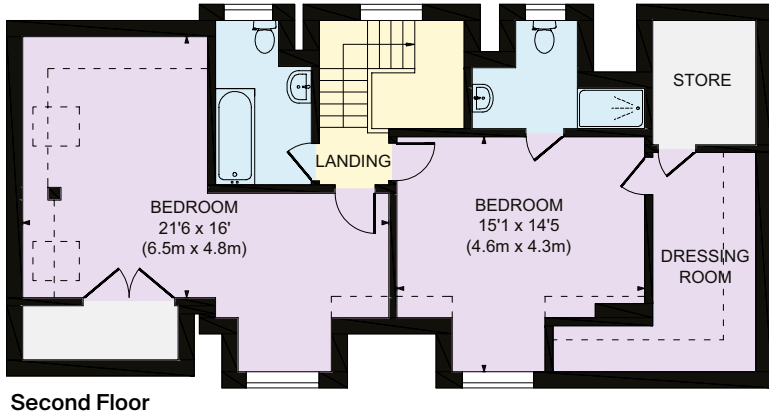






Approximate Gross Internal Floor Area  
Main House 5023 sq. ft / 466.61 sq. m  
Garage 215 sq. ft / 19.96 sq. m  
Car Port 276 sq. ft / 25.60 sq. m  
Outbuildings 999 sq. ft / 92.82 sq. m  
Total 6513 sq. ft / 604.99 sq. m

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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens and grounds

The gardens at Park Hill have been thoughtfully designed by award-winning garden designer Fiona Lawrenson to complement the Arts and Crafts style of the home. Throughout the outdoor spaces, you will find intricate iron stone cobbling, woven into parts of the patio and seating areas, adding a rustic yet refined touch. The walls of the main seating area are crafted from York stone and the mature planting helps to create a quiet and peaceful oasis to enjoy one of the many spots for alfresco entertaining.

One of the standout features of the gardens is the stunning water feature, located in the white garden to the west side of the property, adjacent to the outbuilding. This tranquil addition provides a peaceful atmosphere and could easily become the focal point of a beautiful outdoor living area. The water feature has UV treatment so could be used as a natural pool, or could be adapted to a swimming pool if one desired (subject to the usual consents).

The gardens are further enhanced by panoramic views of the rolling countryside, with the morning coffee seating area positioned perfectly to take full advantage of the breathtaking sunrises. The combination of beautiful landscaping and stunning natural surroundings ensures that the gardens at Park Hill are a serene retreat throughout the day and night.





## Outbuildings

There are a number of outbuildings with Park Hill including carports, garaging and further storage rooms. This could be converted into a pool house or secondary accommodation subject to usual planning consents.

## Services

The property has oil heating, a small propane tank for the range cooker and gas fire in the orangery. There is a hot water tank in the loft which runs on electricity and provides additional water pressure for the two bedrooms on the top floor. There is private drainage and Starlink high speed internet.

## Directions

Postcode: GU8 4AR  
What3words: void.tops.amused

## Property information

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







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 November 2024. Photographs and videos dated 2024.

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