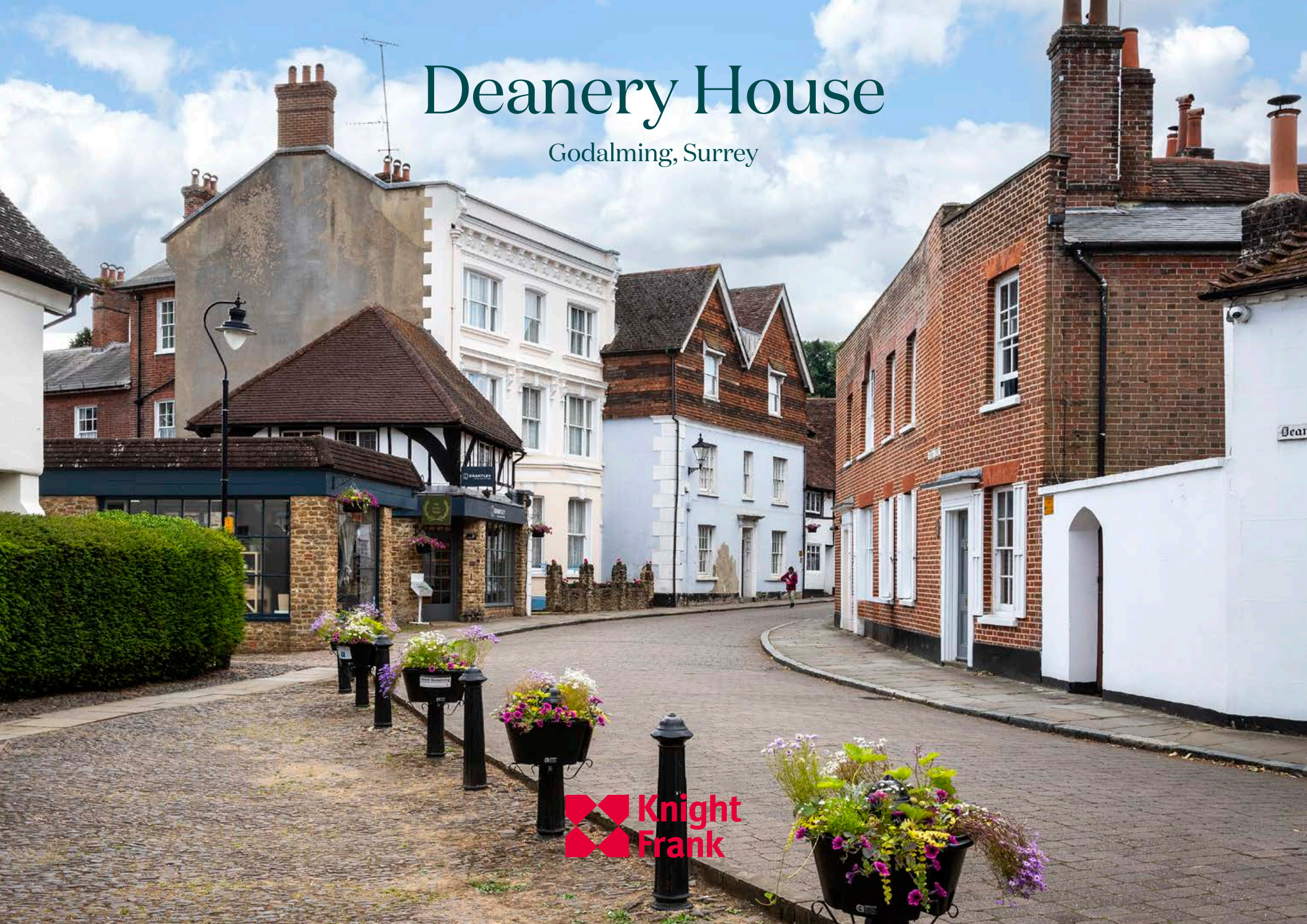


Deanery House

Godalming, Surrey





An important Godalming town house, within walled gardens.

Railway stations: Godalming station 0.1 miles (London Waterloo from 43 mins), Haslemere 9.2 miles (London Waterloo from 57 mins),
Guildford 4.7 miles (London Waterloo from 36 mins), Milford 2.5 miles (London Waterloo from 47 mins)
(Distances and times approximate).


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Summary of accommodation

Ground floor: Reception hall | Drawing room | Dining room | Sitting room | Study | Former kitchen | Work room | Garden room | Cloakroom | Cellars

First floor: Five bedrooms (two used currently as reception rooms) | Dressing room | Kitchen | Shower room | Laundry room

Second floor: Three bedrooms | Bathroom

Outbuildings

Two storey annexe and adjoining utility room | Extensive range of brick outbuildings and greenhouse

Garden and Grounds

Extensive formal and walled gardens with gazebo | Extensive garden sheds | Greenhouses | Summerhouse

In all about 1 acre

Situation

Deanery House is situated in Church Street, right in the heart of the town. Godalming is a bustling market town with a superb array of amenities within easy reach of the house including many boutique shops, coffee shops, pubs and restaurants as well as a Waitrose and Sainsbury's. This part of Surrey is renowned for its accessibility to Central London, yet at the same time offering some of the prettiest countryside in England.

For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only a few miles away.

The train station is moments from the house and offers a frequent service to and from London Waterloo.

Communications are excellent with the nearby A3 providing access to the M25, Heathrow and Gatwick airports, London and the south coast.

There are many highly regarded local schools in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, St Hilary's and Godalming Sixth Form College.

Near to the property, there are a wide range of sporting facilities including the Queens Sports Centre at Charterhouse and West Surrey Golf and Tennis Club at nearby Enton.

Some of Surrey's finest countryside, much of which falls within the Surrey Hills Area of Outstanding Natural Beauty, surrounds the town which is ideal for walking, riding and cycling.

Roads: A3 Junction 2.8 miles, M25 (Wisley Junction 10) 14.8 miles

Airports: London Heathrow 30.3 miles, London Gatwick 40 miles
(Distances and times approximate)



Deanery House

Deanery House is an important and elegant grade II listed town house, that is believed to date back to the second half of the 19th century and started life as a hotel. The house, which is attached on both sides, has been in the same ownership since 1924 as a family home and the family run dentistry practice.

From a number of the rooms there are lovely views of Godalming including the Pepperpot, the bandstand, the Lammas lands and Godalming Minster Church.

The house is arranged over four floors of very flexible accommodation, that offers huge further scope to be adapted to an incoming buyer's needs. The principal reception rooms and reception hall have very special fireplaces, decorative cornicing and high ceilings, in addition to an abundance of wooden and parquet floors. As expected of a house of this era, there is a sweeping staircase to the first floor, sash windows, some having box shutters and a very striking internal stained-glass window.

On the first floor are an abundance of bedrooms, some of which are currently used as ancillary accommodation, incorporating a kitchen. The current arrangement of bedrooms provides huge opportunity to be retained to its former glory with bedroom suites, subject to obtaining the usual planning permissions.





Outbuildings

Immediately to the north and east of the house are extensive outbuildings incorporating a two-storey annexe, stores, a utility room and a covered walkway/store leading back to Church Street.

Within the gardens are extensive garden stores, sheds two greenhouses and a summerhouse. Tucked up in the north-eastern corner of the walled gardens is a striking brick built gazebo.

Gardens

The gardens lie to the rear of the house much of which is within a Grade II listed wall.

Vehicular access to Deanery House, will be through Deanery Yard with a formal right of way.

Adjacent to the rear of the house are the formal gardens with a small terrace area, two ornamental ponds and an expanse of lawn bordered by manicured hedges and well stocked flower and shrub borders.

A pair of wrought iron gates leads into the walled garden, previously used as a fruit and vegetable garden, which is laid to lawn with pathways and flower and shrub borders. Access through the brick gazebo leads to a triangular section of grassed garden beyond.





FLOOR PLANS

Approximate Gross Internal Floor Area
7172 sq. ft / 666.27 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, drainage, gas fired central heating.

Tenure:
Freehold.

Local Authority:
Waverley Borough Council. 01483 523333

Council Tax:
Band F

EPC:
Band D

Overage:
There is to be an overage placed on the triangular section of land accessed through the gazebo. There will be an uplift of 25% over the next 25 years.

what3words:
///gone.basis.local

Postcode (GU7 1EW):
From London, head southwest on the A3 by-passing Guildford. Take the exit towards Hurtmore/Norney and Shackleford and turn left onto Hurtmore Road. At the T junction, turn right and continue to the roundabout by Mark Way. Continue straight over onto Charterhouse Road and after about 0.6 of a mile, turn right into Borough Road. Proceed to the end of Borough Road and at the T junction, turn left into Church Street. Deanery House will be found on the left after about 100 yards. To park, proceed past the house and turn left into the arched access into Deanery Yard which is about a further 100 yards on the left.

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

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2025. Photographs and videos dated March 2025.

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