

3 PEPER HAROW HOUSE

Peper Harow Park, Peper Harow, Nr Godalming, Surrey



A TRULY ELEGANT THREE BEDROOM FIRST FLOOR
LATERAL APARTMENT WITH HIGH CEILINGS,
WITHIN THIS HISTORIC GRADE I LISTED MANSION

Set within one of the finest country estates in South East England

Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Cloakroom
Principal bedroom suite with bathroom and dressing room | Two further Bedrooms | Two further bathrooms (one en suite)
Lift | Single garage and covered parking space

In all about 19 acres of communal parkland designed by Lancelot ‘Capability’ Brown

Distances: Godalming 3 miles, Guildford 6.5 miles, Milford Station 2.5 miles, London 35 miles
(All distances and times are approximate)

SURREY

Peper Harow House occupies an outstanding location within Peper Harow Park, a private estate comprising of a few country homes, cottages and a church. The property is located in an enviable position, approached down a long private drive through farmland and parkland. The house benefits from uninterrupted views over the park, designed and executed by Lancelot ‘Capability’ Brown, the River Wey, surrounding countryside, and one of the earliest cricket pitches in England.

Guildford, the county town of Surrey (about 6.5 miles to the north), offers extensive shopping, recreational facilities and a mainline station to Waterloo (about 35 minutes). Other local facilities are available at Godalming and Milford, both within about 3 miles and both also with mainline stations to Waterloo. The M25, via the A3, gives access to both Heathrow and Gatwick airports, as well as the national motorway network. The local village of Shackleford has a wonderful community with a small shop, public house, church and Aldro prep school.

There are excellent schooling facilities including Charterhouse and Priors Field in Godalming; Lanesborough, Guildford High School for Girls and the Royal Grammar School for boys in Guildford; and St Catherine’s in Bramley. There are extensive sporting facilities nearby, including numerous golf courses, polo at Cowdray and Smiths Lawn and stunning countryside on the doorstep, ideal for walking, cycling, riding and other country pursuits.

The Peper Harow Estate, which is believed to date back to Saxon times, is classified as being within a Conservation Area, an area of Outstanding Natural Beauty and an Area of Great Landscape Value.



Communal Hall



Communal Staircase

HISTORICAL NOTE

The mansion was originally designed and built by Sir William Chambers, who was the architect to King George III and amongst whose public commissions was Somerset House, London. Sir William Chambers’ instructions came from the Third Viscount Midleton and he commenced the design for the mansion in 1763. It is believed that the works were completed in 1767. The estate remained in the Midleton family for nearly 200 years and in 1947, a charitable trust acquired it for residential and educational purposes. In 1989, fire damaged part of the mansion, however, with the advice and assistance of English Heritage, the house was restored to create 9 sensational wings and apartments.

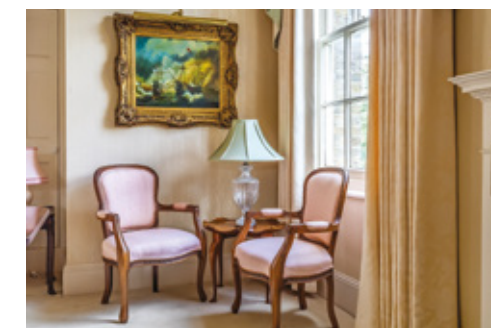
NO 3

Offering the feeling of a smart Belgravia apartment, No 3 is a light and spacious country house lateral apartment on the first floor (with lift). Owned by the family since 1998, it now represents an opportunity to update to a new owner's requirements.

The drawing room is a most elegant room with high ceilings and sash windows looking east across the front to the cricket pitch. Adjacent to this is the dining room with sash windows facing west looking over the park, river and farmland and benefitting from glorious sun sets.

There are three double bedrooms benefitting from easterly views, all served with bathrooms (two en suite).

The kitchen has plenty of well fitted units as well as space for a table and chairs and overlooks the front of the house.





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



Approximate Gross Internal Area = 216.2 sq m / 2327 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 230.2 sq m / 2478 sq ft
(Excluding Car Port)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

Garage and covered parking space.

PROPERTY INFORMATION

Services: We are advised by our client that the property has mains water and electricity, a private treatment plant and oil fired central heating.

Parkland: The park is only available to the residents of the mansion house and extends to approximately 19 acres leading down to the River Wey, which meanders through the estate. Lancelot ‘Capability’ Brown landscaped the park in 1762-3, and many fine trees remain from this time. Particularly notable are the Lebanon Cedars. According to ‘A History of the County of Surrey’ published in 1911, the park and grounds at Peper Harow contained some fine timber at that time, notably the Cedars of Lebanon, which were put in as seedlings from pots in 1735.

Tenure: The remainder of a 999 year lease from 24th June 1998 plus a share of the freehold in the Residents Management Company.

Service Charge: Further details available from Knight Frank. The charge covers the cost of the maintenance of all common parts, parkland, lift, buildings insurance, oil central heating and part time house manager.

Ground Rent: One bottle of claret.

EPC Rating: C

Council Tax: Band H



DIRECTIONS (GU8 6BG)

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From Guildford, proceed south on the A3 towards Portsmouth. Exit the A3 at the Norney, Hurtmore and Shackleford turning and follow the slip road to the T-Junction. Turn right. Follow this road for approximately 1 mile, passing over two junctions. There is a warning triangle showing bends in the road ahead, shortly followed by a staggered junction sign. At this point, start indicating left.

Do not turn right into Peper Harow Lane, but take the turning for Peper Harow Park on the left, proceeding through wooden gate posts – there is a sign ‘Peper Harow Park – No Thoroughfare’. Follow this private road through the hamlet and as you start to reach a cluster of houses, pass the church, and continue forwards where the gravel drive to the main house will be found on the right-hand side.



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