

# Priors Lea, Hurtmore, Godalming, Surrey

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A substantial family house set in a **highly convenient location** close to Godalming as well as excellent schools and the A3.

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### Summary of accommodation

Entrance hall | Reception hall/music room | Drawing room | Sitting room | Dining room opening to a sunroom | Cloakroom | Study | Conservatory  
Kitchen/breakfast room | Utility room | Pantry | Secondary utility room | Integral garage | Further garage

Principal bedroom with adjacent bathroom | Six further bedrooms | Two further shower rooms | Cloakroom | Playroom

Second floor store rooms

Indoor swimming pool complex | Tennis court | Extensive stores and sheds

Beautiful formal gardens with exceptional planting | Productive kitchen garden

In all about 2.423 acres

### Distances

A3 1.2 miles, Farncombe Station 1.6 miles (from 40 minutes to London Waterloo), Godalming High Street 2 miles (from 46 minutes to London Waterloo), Guildford 5.4 miles, M25 (Junction 10) 13.2 miles, Heathrow 30.1 miles, Gatwick 32.7 miles, Central London 34.4 miles  
(All distances and times are approximate)



**Knight Frank Guildford**  
2-3 Eastgate Court, High Street  
Guildford  
GU1 3DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Tim Harriss**  
01483 617910  
[tim.harriss@knightfrank.com](mailto:tim.harriss@knightfrank.com)



## Situation

Occupying a favoured location between Charterhouse and Prior's Field schools, the property is in a well-established area of large character family homes on the edge of Godalming; this is a particularly convenient position with access onto the A3 about 1.2 miles away. Godalming town centre and station (Waterloo from 46 minutes) is nearby and provides a semi-pedestrianised shopping environment, a choice of Waitrose or Sainsbury's supermarkets and a wide range of shops, pubs and restaurants. The County Town of Guildford is within 5 miles, whilst lovely countryside is immediately at hand. There are golf courses at Hurtmore, Puttenham and Milford (including West Surrey). Nearby Charterhouse School also provides an excellent private health club/fitness centre and nine-hole golf course.



## Schools

Charterhouse School, Godalming  
Priorsfield School, Godalming  
St Hilary's School, Godalming  
Busbridge C of E Junior School  
Barrow Hills Preparatory School,  
Witley  
Rodborough School, Milford  
Godalming College, Godalming  
King Edward's School, Witley  
St Edmund's Roman Catholic School

Aldro Preparatory School, Godalming  
St Catherine's School, Bramley  
Guildford High School, Guildford  
Lanesborough Prep School,  
Guildford  
Amesbury Preparatory School,  
Hindhead  
Tormead School, Guildford  
Royal Grammar School, Guildford

## Amenities

G Live  
Yvonne Arnaud  
Electric Theatre  
Charterhouse Club, Godalming  
Godalming Leisure Centre,  
Farncombe  
Surrey Sports Park  
Spectrum Leisure Centre, Guildford  
Bramley Golf Club, Bramley  
West Surrey Golf Club, Godalming  
Guildford Golf Club, Merrow

## The property

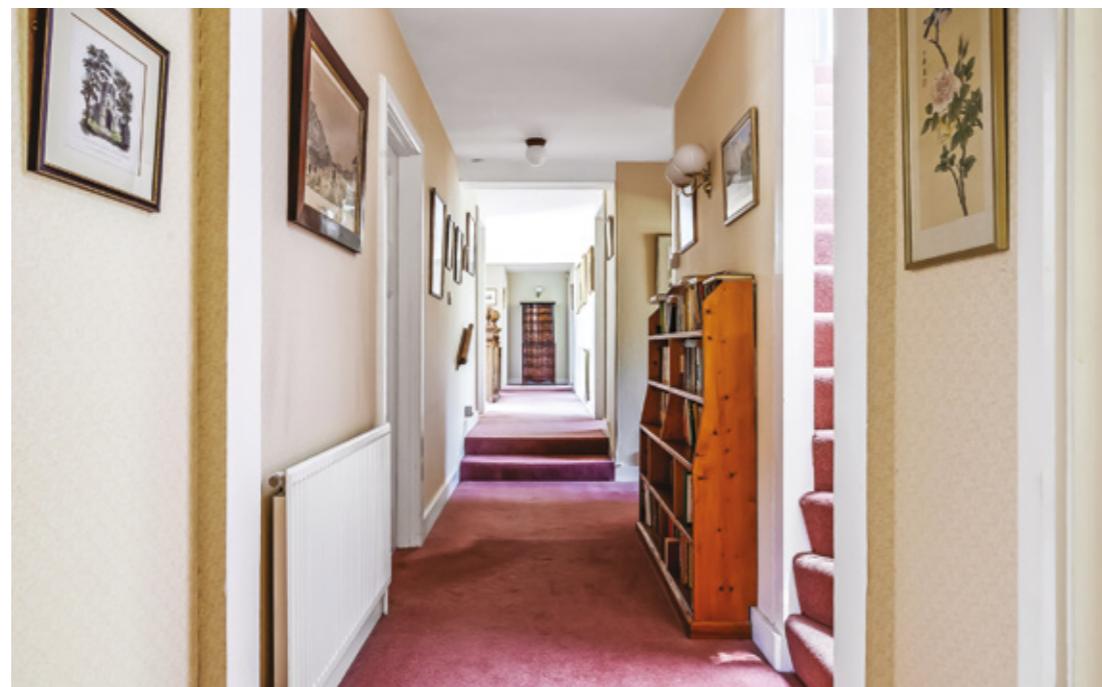
We understand that Priors Lea was originally constructed in approximately 1921/22 and has been a wonderful family house for our clients since 1978.

The main house offers superb accommodation of just over 6000 sq ft plus there is a further 2228 sq ft of outbuildings including the swimming pool complex.

All the principal rooms face southwest over the glorious formal gardens.

## Services

We are advised by our clients that the property has all mains services.









## Directions (GU7 2RQ)

From London, continue south along the A3 taking the B3000 exit to Godalming/Compton/Puttenham. Continue straight over the roundabout up the hill, turning left at the second roundabout onto the Priorsfield Road. Continue for approximately 1 mile where the turning on the left to Priors Lea will be found (also signposted to Eastbury Barn). Turn left into the private lane and the electric gates to the house will be found on the left-hand side.

## Viewings

Viewing is strictly by prior appointment through Knight Frank LLP.



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 October 2023. Photographs and videos dated Summer 2023.

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