

Old Enton, Enton, Godalming, Surrey





A unique and important Country Estate with development potential (STPP) comprising a Georgian Manor House, two cottages, party barn, outbuildings and 90 acres within 40 miles of London.

Summary of accommodation

Main House

Reception hall | Sitting room | Dining room | Drawing room
Kitchen/breakfast room | Conservatory | Study
Family room | Laundry room | Utility room | Cellar

Principal bedroom suite with two dressing rooms and two ensembles | Three further bedroom suites

Three further bedrooms and a family bathroom

Keepers Cottage

A derelict cottage formerly comprising:
Kitchen | Lounge/dining room | Study
Two bedrooms | Family bathroom

Stable Cottage

Kitchen | Sitting room | Galleried sitting room
Utility room | Two bedrooms | Two bathrooms | Store room

Outbuildings

Party barn | Gym | Double garage

Garden and Grounds

Landscaped gardens | Paddocks | Fields | Mature woodland
Swimming pool | Tennis court | Lake | Pasture

In all about 90 acres



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Situation

Old Enton occupies an elevated and wonderfully tranquil location surrounded by open and wooded countryside about 4 miles to the south of Godalming. Quietly situated but not isolated, the small settlement of Enton is within easy reach of all necessary communications and amenities. It lies within the Green Belt and is classified as an Area of Great Landscape Value, whilst the surrounding Surrey Hills are a designated AONB; all the protection associated with these classifications applies.

Godalming is about 4 miles away and offers a wide range of shops, supermarkets, restaurants and cafes. Approximately 10 miles away is Guildford, known for its picturesque high street, with a wide range of shops, restaurants and entertainment venues including theatres, live performance venues and an Odeon cinema. London commuters have three popular stations (Witley, Milford, Godalming) to choose from (all with parking), offering frequent and reliable rail services to London Waterloo in under an hour, with the fastest train from Godalming taking only 39 minutes. For a quiet country position, road links are also excellent with the A3 at Milford just 4 miles away. Located between Gatwick and Heathrow, access is less than an hour away to either major airport. The surrounding countryside is ideal for walking, cycling and riding with plenty of country pubs in the adjacent villages. Golfers delight in the superb choices available including the celebrated West Surrey Golf Club. The area has a great selection of highly regarded schools nearby including St. Catherines, Cranleigh, Barrow Hills, Aldro, St. Hilary's, Charterhouse, Prior's Field, Royal Grammar School, Guildford High School and Godalming Sixth Form College amongst others.

Distances

Godalming 4 miles (London Waterloo from 39 minutes),
Guildford 10 miles, Central London 40 miles.
(Distances and times approximate)



Old Enton

This unique and special country estate gives purchasers the opportunity to improve upon and refurbish the existing dwelling and associated cottages and outbuildings, or significantly redevelop the site to create a 'world class' country house given the benefit of outstanding and rarely available permitted development rights over the estate. A masterplan for the possible redevelopment of the estate has been prepared which, if implemented, would make Old Enton one of the finest properties of its kind in the UK; alternatively a more modest program of works to improve the existing

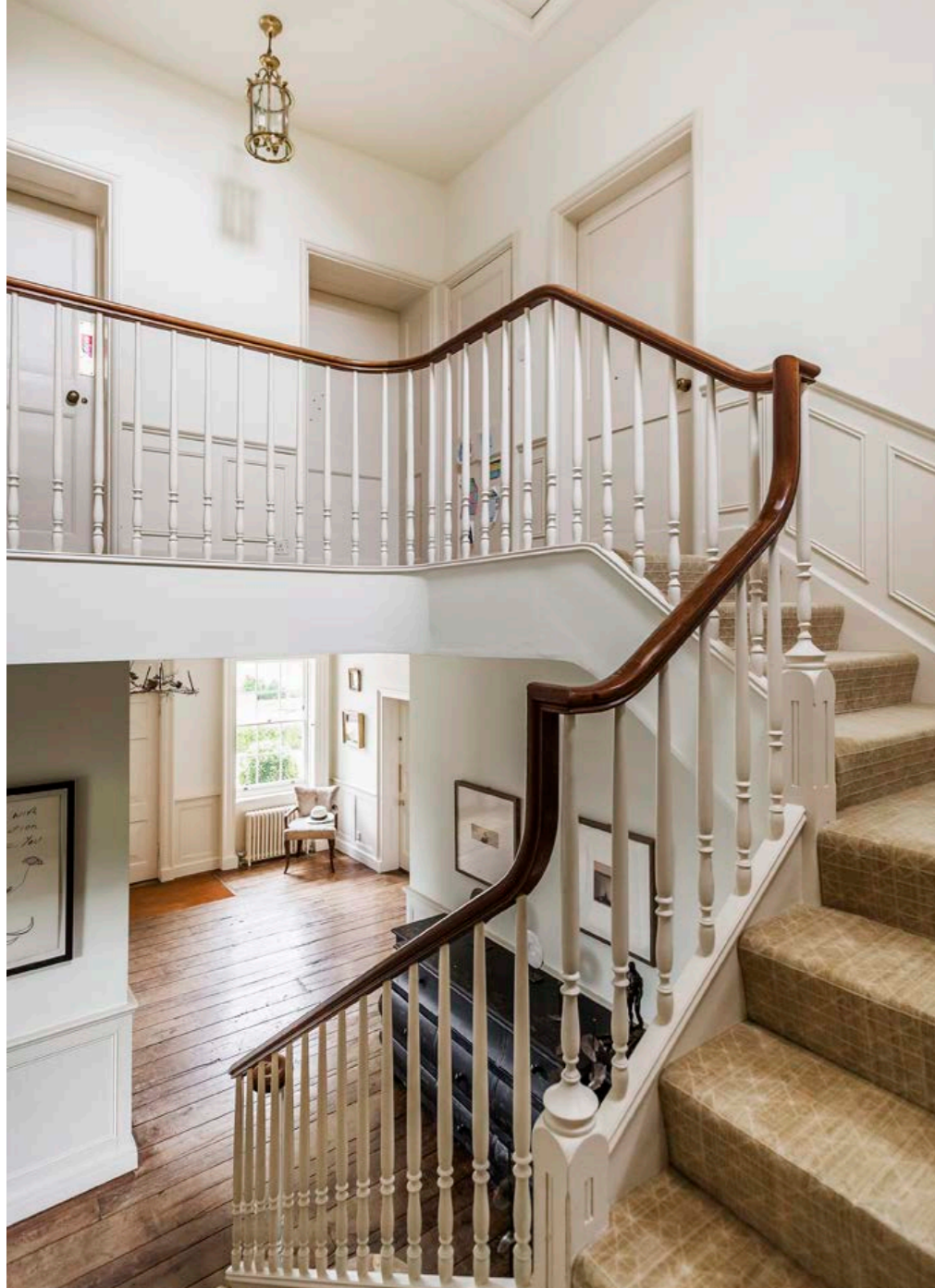
buildings could be implemented (subject to all necessary consents and permissions).

Understood to date to be in part from the 18th Century with later additions, Old Enton displays the classic Georgian characteristics and proportions of its era with its red brick elevations, pedimented porch and square paned sash windows, some of which have folding internal shutters.

It is our understanding that the Estate sale / purchase could potentially make use of several tax related benefits and we would advise buyers to take their own advice in this regard.







Approximate Gross Internal Floor Area
631 sq m / 6,790 sq ft

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.





Stable Cottage




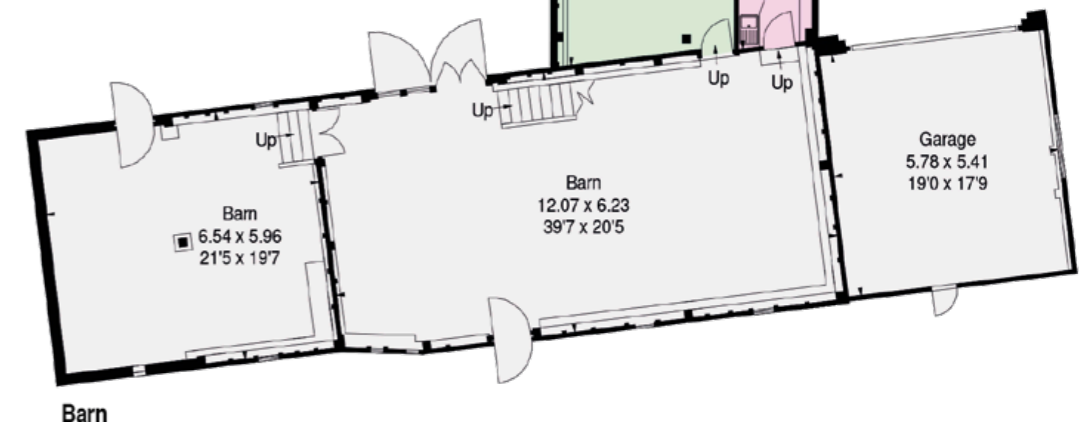
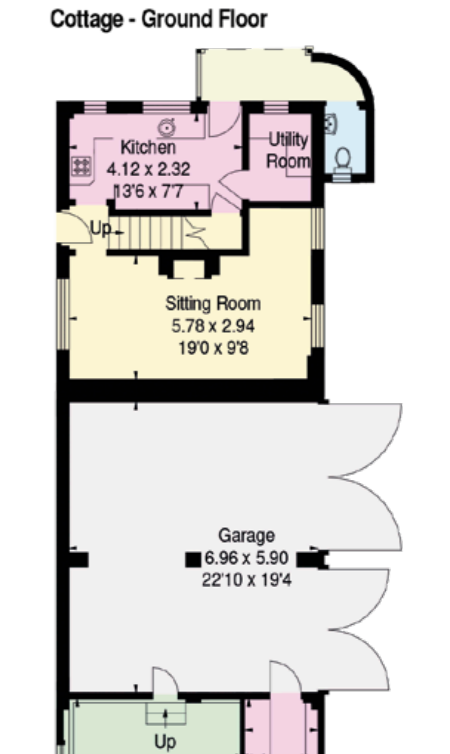
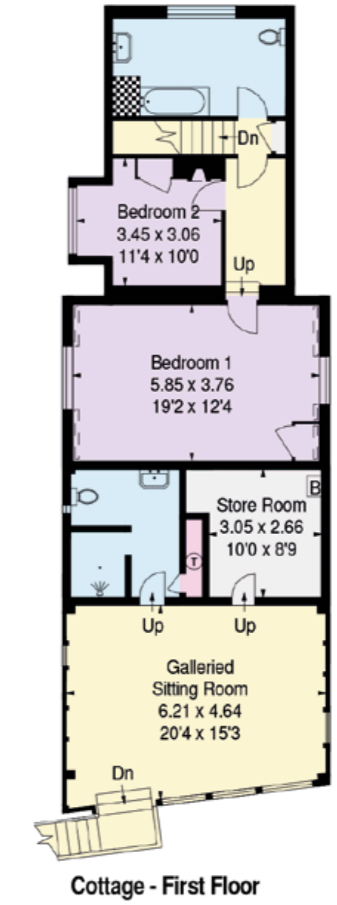
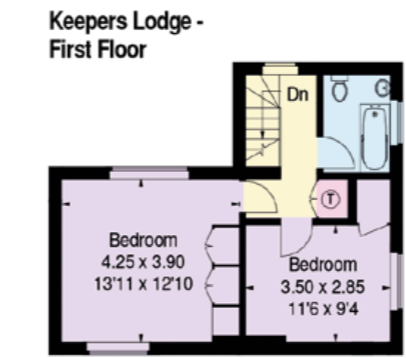
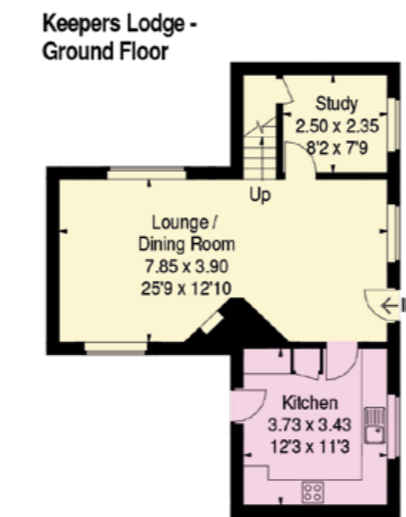
Period Barn

Approximate Gross Internal Floor Area
 Barn/Garages: 220 sq m / 2,367 sq ft
 Stable Cottage: 89 sq m / 958 sq ft
 Keepers Lodge: 92 sq m / 990 sq ft

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 = Reduced headroom below 1.5 m / 5'0"





Farmland, Gardens and Grounds

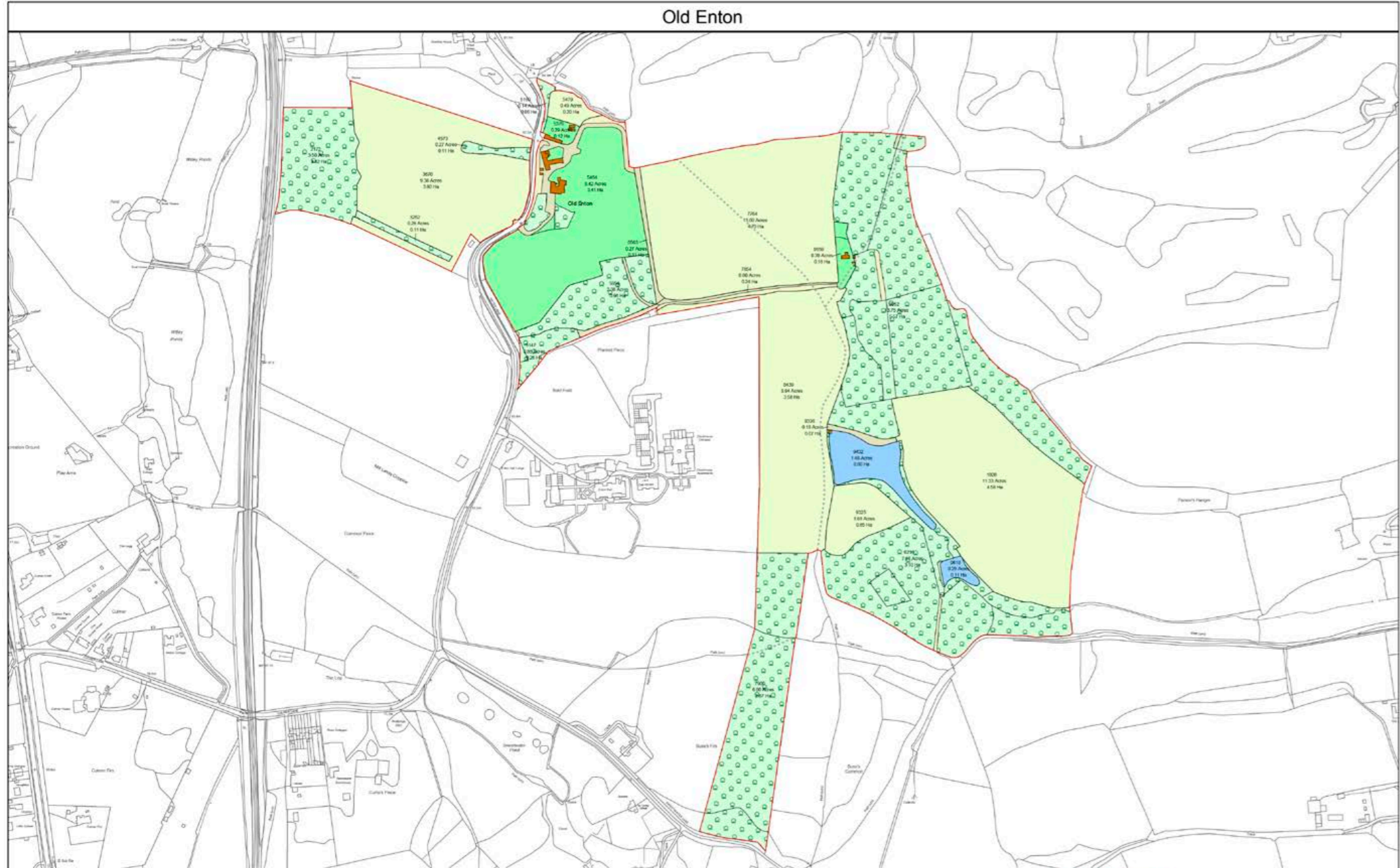
The property is approached from the lane via automatic wrought iron gates. These open onto a gravelled drive that sweeps around to arrive in front of the house at a spacious forecourt and turning area.

To the western side of the formal garden in a private and secluded corner, there is an outdoor swimming pool with an extensive paved surround and pool house. A path leads a short distance to the tennis court. The remainder of the estate is mostly down to pasture which has been actively farmed and divided into a number of fenced paddocks. Depending on the intended use, these areas can be relatively low-maintenance requiring just an annual mowing. Alternatively it would be an easy matter to convert them for equestrian use. The remaining land comprises mixed woodland, some of which is recorded as 'ancient woodland', and two lakes. At present the woodland, lakes and pasture are maintained in a 'natural' state, requiring minimal attention in order to provide habitat for a variety of wildlife.

Footpaths

Two footpaths cross the land but neither are close to the house or gardens. Please refer to the site plan. There are three bridle ways nearby, one of which adjoins the land to the south.





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Public Footpath

Knight Frank

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Date: 10/09/18
 Drawn by: MM/CW
 Scale: 1:4500 @ A3
 Title: Old Enton



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Property information

- Tenure: Freehold.
- Services: Private drainage systems. Mains electricity and water. Gas central heating .
- Local Authority: Guildford Brough Council.
- Council Tax Band: H
- Energy Performance Certificate Rating:
 Old Enton: Band D
 Keepers Cottage: Band F
 Stable Cottage: Band F
- Postcode: GU8 5AJ

Viewings

Strictly by appointment with the joint selling agents, Knight Frank Guildford or London or House Partnership.

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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