

HOMEWOOD HOUSE



GODALMING, SURREY



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**‘A beautifully presented Country House
in the Surrey Hills’**

Distances: Godalming 2 miles (London Waterloo from 46 minutes) | Guildford 5.9 miles
Central London 43 miles | Heathrow Airport 28 miles | Gatwick Airport 25 miles
(All distances and times approximate)

Ground floor: Reception Hall | Dining Room | TV Snug Room | Kitchen/Family Room/
Butlers Kitchen | Formal Drawing Room | 2 Study Rooms | Boot Room/ Utility Room

First floor: Principal Bedroom Suite with 2 Dressing Rooms and En suite Bathroom
4 further Bedrooms with En suites

Second floor: Bedroom with En suite | Games Room | Cinema room | Plant Room
Storage

Ancillary Buildings: Coach House with Garaging | One Bedroom Guest House
Further 3 Bedroom Cottage | Gymnasium

Outside: Landscaped Gardens | Woodland | Tennis Court

In all about 17.44 Acres

Approximate Gross Internal Area: Homewood House – 10,130 sq ft
Gymnasium – 697 sq ft | Outbuildings – 1,354 sq ft | Guest House – 848 sq ft
White Cottage (inc garage) – 1,748 sq ft (Total 14,777 sq ft)

house.
PARTNERSHIP

**Knight
Frank**

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

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Homewood House is situated in a rural position in the hamlet of Busbridge, only two miles from the historic market town of Godalming. Guildford, famous for its medieval castle and extensive shopping facilities, is just a 5.9 mile drive.
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There are many excellent schools close by including Charterhouse, St Hilary's, Prior's Field in Godalming, Aldro and Longacre in Shackleford, St Catherine's in Bramley, Cranleigh School, Barrow Hills, The Royal Grammar School and The High School in Guildford.
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There are numerous golf clubs close by including the West Surrey, Bramley, Hurtmore and Chiddingfold.
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There is horse racing at Epsom, Sandown Park and Goodwood with polo at Ewhurst, Hurtwood and Cowdray Park.
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The surrounding Surrey Hills offer unrivalled opportunities for riding, walking or cycling in some of the country's most beautiful scenery.





HOMEWOOD HOUSE

Homewood House is an impressive country house built in 2016 originally to a design by renowned architect Ian Adam-Smith and refurbished in recent years by the acclaimed design studio Banda.

The house is built in an attractive period style with elegant sash windows, and internally is arranged to suit modern day living with an impressive new open plan kitchen, large reception rooms, underfloor heating, air conditioning on the top floor, en suite bedrooms and substantial ceiling heights throughout.

The house is set behind an exceptionally large, sweeping driveway, establishing the sheer scale of the property. To the rear, the picturesque south-facing garden provides an elevated alfresco lifestyle and serves as an ideal setting for outdoor gatherings. An independent, well-fitted gymnasium is also included, with planning permissions secured for an indoor swimming pool addition.

GROUND FLOOR

Entry is to the ground floor, where a lofty entrance hall leads on to the principal drawing rooms. The formal reception room, flanked by a dining hall and TV room, forms the heart of the residence. Another open-plan family room features distinct sitting and dining areas alongside an integrated kitchen with vaulted ceilings, bespoke cabinetry, and top of the range appliances including an Officine Gullo cooker – creating an informal social setting. These spaces open onto the rear garden, extending the living area outdoors. The butler’s kitchen, boot room, and cloakroom further elevate the hosting experience. The ground floor also accommodates two studies.







‘An open-plan family room features distinct sitting and dining areas alongside an integrated kitchen - creating an informal social setting.’







‘The principal suite is complete with a spacious dressing room and a luxurious ensuite with a standalone tub and dual sink.’



FIRST FLOOR

The principal suite is located on the first floor, complete with a spacious dressing room and a luxurious ensuite with a standalone tub and dual sink. Four further bedroom suites, with bathrooms and fitted wardrobes, complete this level. All bedrooms have fantastic bathroom and shower en suites with plenty of light through the period style sash windows.



SECOND FLOOR

The second floor has a further bedroom with en suite, a large games room and a superb cinema room. The games room could easily be used as further bedroom accommodation if needed. The plant room is neatly tucked away next to a storage cupboard. The second floor has an air conditioning system.



FLOOR PLANS

HOMEWOOD HOUSE

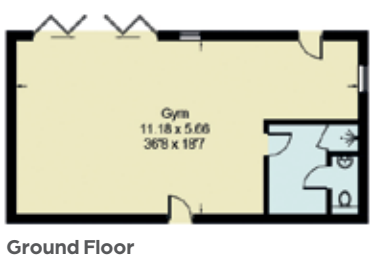


FLOOR PLANS

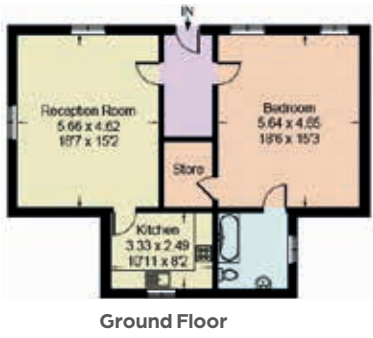
WHITE COTTAGE



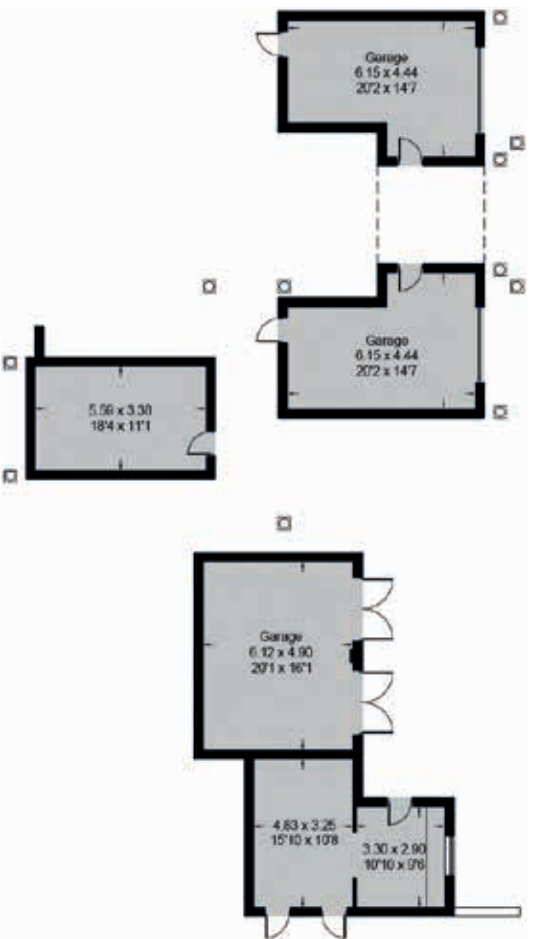
GYM



GUEST HOUSE



OUTBUILDINGS



Approximate Gross Internal Floor Area:
Main House – 941.1 sq m / 10,130 sq ft
Guest House – 78.8 sq m / 848 sq ft
Gym – 64.7 sq m / 697 sq ft
Outbuildings – 125.8 sq m / 1,354 sq ft
White Cottage – 117.5 sq m / 1,265 sq ft
White Cottage Garage – 44.9 sq m / 483 sq ft
Total – 1,372.8 sq m / 14,777 sq ft
For identification only, not to scale.
Buildings are not shown in actual location / orientation.

GYMNASIUM

The gymnasium is equipped with an inbuilt sound system, changing rooms, WC and a shower. The room has sliding doors out onto the grounds.



OUTBUILDINGS

The garage has enough space for two cars and there is an extra room that would be suitable for a wine store. There is an additional two door garage currently used for garden equipment storage.



GUEST HOUSE

The Guest House is located close to the main house and provides a family living room, kitchen and bedroom with ensuite bathroom. The cottage is served by an air source heat pump.

WHITE COTTAGE

White Cottage is located outside the gates of the main house and is an attractive cottage recently refurbished to provide 3 bedrooms, 1 bathroom, a kitchen and dining area. It has a double detached garage and its own gardens.



GARDENS AND GROUNDS

The grounds extend to approximately 17.44 acres in total, comprising landscaped gardens and mature woodland consisting of oak, chestnut, pine and yew. There is a tennis court located to the south side of the grounds and space for an outdoor swimming pool if required.





PROPERTY INFORMATION

METHOD OF SALE

The property is offered freehold with vacant possession given on completion.

PLANNING REGULATIONS

We understand that planning permission exists for extending the main house to provide an indoor swimming pool.

FIXTURES AND FITTINGS

Any fitted carpets are included in the sale but all other items known as tenant’s statutory fixtures and fittings; including curtains, light fittings, chandeliers, garden ornaments and equipment are excluded from the sale though some may be available for purchase by separate negotiation.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There is a public footpath and bridlepath across the property, which is sold subject to all wayleaves, easements and other rights of way which may exist.

SERVICES

We are advised by our clients that the property has mains water, electricity, private drainage and gas fired central heating.

LOCAL AUTHORITY

Waverley Borough Council
Tel: 01483 523333

COUNCIL TAX

Homewood House – Band H

EPC RATINGS

Homewood House – E
White Cottage – F
Guest House – C

DIRECTIONS

Postcode – GU8 4AY

From London take the A3 heading towards Guildford. Bypassing Guildford take the Milford exit signed to Milford and at the second set of traffic lights take the A3100. At the next roundabout take the second exit and then immediately left, past Milford Golf Club, over the railway line. At the next crossroads turn left into Hambledon Lane and the entrance to Homewood House is on the right after about ½ a mile.

What3Words – ///skipped.name.heckler



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