



South Sussex Lodge, Dunsfold Road, Loxhill, Godalming,
Surrey, GU8 4BL

CLARKE  GAMMON

South Sussex Lodge

DUNSFOLD ROAD, LOXHILL, GODALMING, SURREY, GU8 4BL

Occupying a wonderful position in the heart of the Surrey Hills Area of Outstanding Natural Beauty, South Sussex Lodge is an attractive Grade II Listed detached lodge house, originally designed by the renowned architect Sir Edwin Lutyens and enjoying a delightful rural setting with views across adjoining countryside.

Originally serving as a gate house, the property displays considerable charm and individuality throughout, with notable architectural features including an impressive portico entrance, Bargate Stone elevations and an attractive stone tiled roof. The accommodation extends to approximately 1,544 sq ft, including the detached double garage, and offers a practical and versatile layout across two floors.

The principal reception space is a spacious triple aspect sitting/dining room, providing an excellent open-plan living environment. The kitchen/breakfast room is fitted with a range of units and offers space for informal dining, whilst enjoying attractive outlooks across the surrounding greenery. A conservatory/rear lobby provides useful ancillary space together with access outside.

The accommodation is arranged with notable flexibility, comprising two bedrooms and a family bathroom to the ground floor, together with two further first floor bedrooms and a separate cloakroom. The first floor — complete with useful eaves storage — would lend itself equally well to guest accommodation, home working or family occupation.

Externally, the property is approached via a driveway and benefits from ample parking together with a detached garage. The grounds are arranged in two principal areas, with the main garden enjoying a lovely outlook across open fields to the rear. The surrounding setting is undoubtedly a key feature, with the property enjoying an established and distinctly rural atmosphere bordered by mature trees and open countryside.

South Sussex Lodge represents a rare opportunity to acquire an individual village-edge home of considerable architectural significance in one of Surrey's most desirable rural locations, offered to the market with no onward chain and with further potential, subject to the usual consents.

- **Grade II Listed detached lodge house designed by Sir Edwin Lutyens**
- **Spacious triple aspect sitting/dining room**
- **Detached double garage and extensive driveway parking**
- **Delightful rural setting with countryside views**
- **Four bedrooms**
- **Kitchen/breakfast room**
- **Two principal garden areas**
- **EPC: E**

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Local Authority: Waverley Borough Council Tax Band E

Services: The property has private drainage and LPG central heating









SITUATION

Loxhill is a highly regarded Surrey Hills village, surrounded by miles of protected countryside yet retaining convenient access to Guildford, Godalming and Cranleigh. The area is particularly well known for its excellent walking, riding and cycling opportunities, together with its strong sense of community and attractive rural character.

Nearby Godalming offers an excellent range of independent and national shops, cafés, restaurants, public houses and everyday amenities, together with a mainline railway station providing regular services to London Waterloo. Guildford, the county town of Surrey, provides a more extensive selection of shopping, leisure and cultural facilities, including theatres, cinemas, gyms and a wide range of restaurants, together with fast rail connections to London. Cranleigh, one of England's largest villages, offers a thriving High Street with an excellent range of independent retailers, cafés, pubs and supermarkets, serving as a highly popular centre for village life.

The A3 provides convenient road access to London, the south coast and both Gatwick and Heathrow airports.


There is an excellent selection of schools in the area, both state and independent, including Charterhouse, Prior's Field, St Hilary's, King Edward's and Cranleigh School.



DIRECTIONS

From Guildford proceed south on the A281 towards Hosham and pass through Bramley. Continue on the A281 before turning right signposted towards Loxhill and Dunsfold. Continue along Dunsfold Road for approximately 1.5 miles, where South Sussex Lodge will be found on the right-hand side.

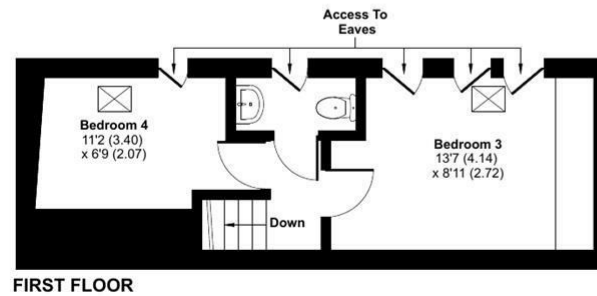
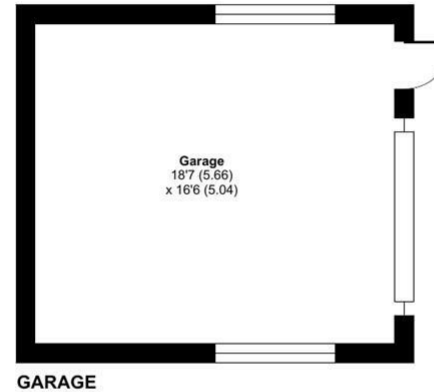
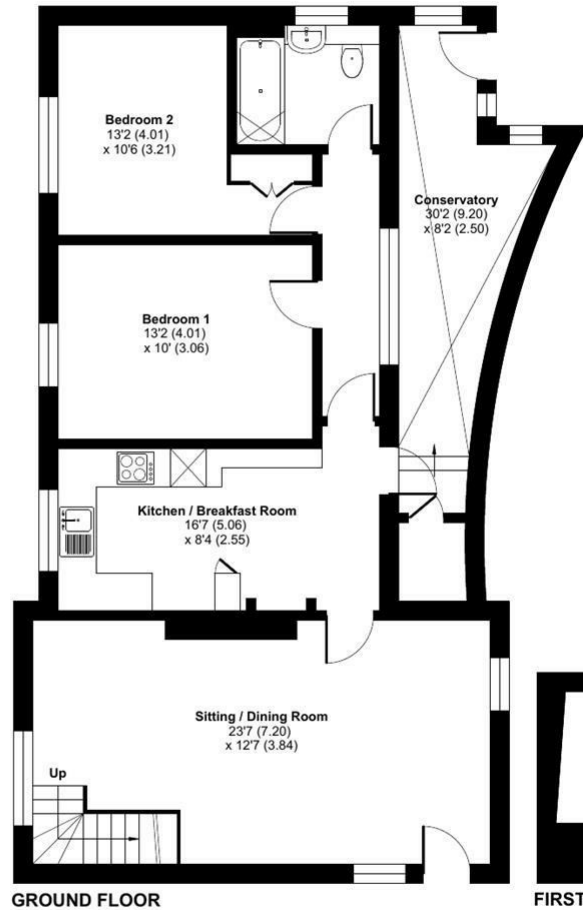
A charming detached lodge house, occupying a peaceful Surrey Hills setting on the edge of Loxhill.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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Approximate Area = 1237 sq ft / 114.9 sq m
 Garage = 307 sq ft / 28.5 sq m
 Total = 1544 sq ft / 143.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1464126

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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