



PARK HATCH HOUSE
LOXHILL, GODALMING, SURREY



A STUNNING HOME BUILT IN 2014 WHILST RETAINING THE SITES HISTORIC CHARM AND STUNNING FAR-REACHING VIEWS.



SUMMARY OF ACCOMMODATION

Main House

Ground floor: Reception hall | Cloakroom | Sitting room | Dining room | Living room | Orangery | Study/office | Kitchen/breakfast room | Utility/boot room

First floor: Principal bedroom suite with dressing room and bathroom | Four further bedrooms | Three bathrooms | Central galleried landing

Outbuildings, Garaging & Ancillary Spaces

Planning permission to convert the garaging into ancillary accommodation - WA/2022/03120

Multiple garages | Workshop/store areas | Additional linked storage rooms and service spaces

In all about 12.47 acres

SITUATION

Park Hatch House enjoys a peaceful position in the small rural hamlet of Loxhill, between Hascombe and Dunsfold, in one of the quietest corners of the Surrey Hills. Winding lanes, woodland and long-established farmland define the immediate setting. Hascombe provides a classic village backdrop with its historic church, pond and renowned White Horse pub, while nearby Godalming and Guildford offer comprehensive shopping, dining and cultural amenities.

The estate sits within the metropolitan Green Belt, the Surrey Hills AONB and an Area of Great Landscape Value, with Hascombe Hill- a designated Site of Nature Conservation Importance - close by. Transport connections are excellent for a rural location: the A3 links easily to the M25, and Godalming station offers frequent services to London Waterloo from around 46 minutes.

The area is also well served by highly regarded schools, including Charterhouse, Cranleigh School, Prior's Field, St Catherine's, and a selection of respected preparatory options, with further choices in Guildford.

Distances:

Hascombe 1.9 miles

Godalming train station 5.6 miles

Guildford 9.6 miles

Gatwick 30 miles

Heathrow 36 miles

London 44 miles

(All distances and times are approximate)









PARK HATCH HOUSE

Park Hatch is an estate rich in heritage and enveloped by the quintessential Surrey countryside. Once home to an elegant 18th century mansion, the estate retains much of its historic character, from its original garden walls to its beautifully preserved grounds. The original estate was made up of over 300 acres.

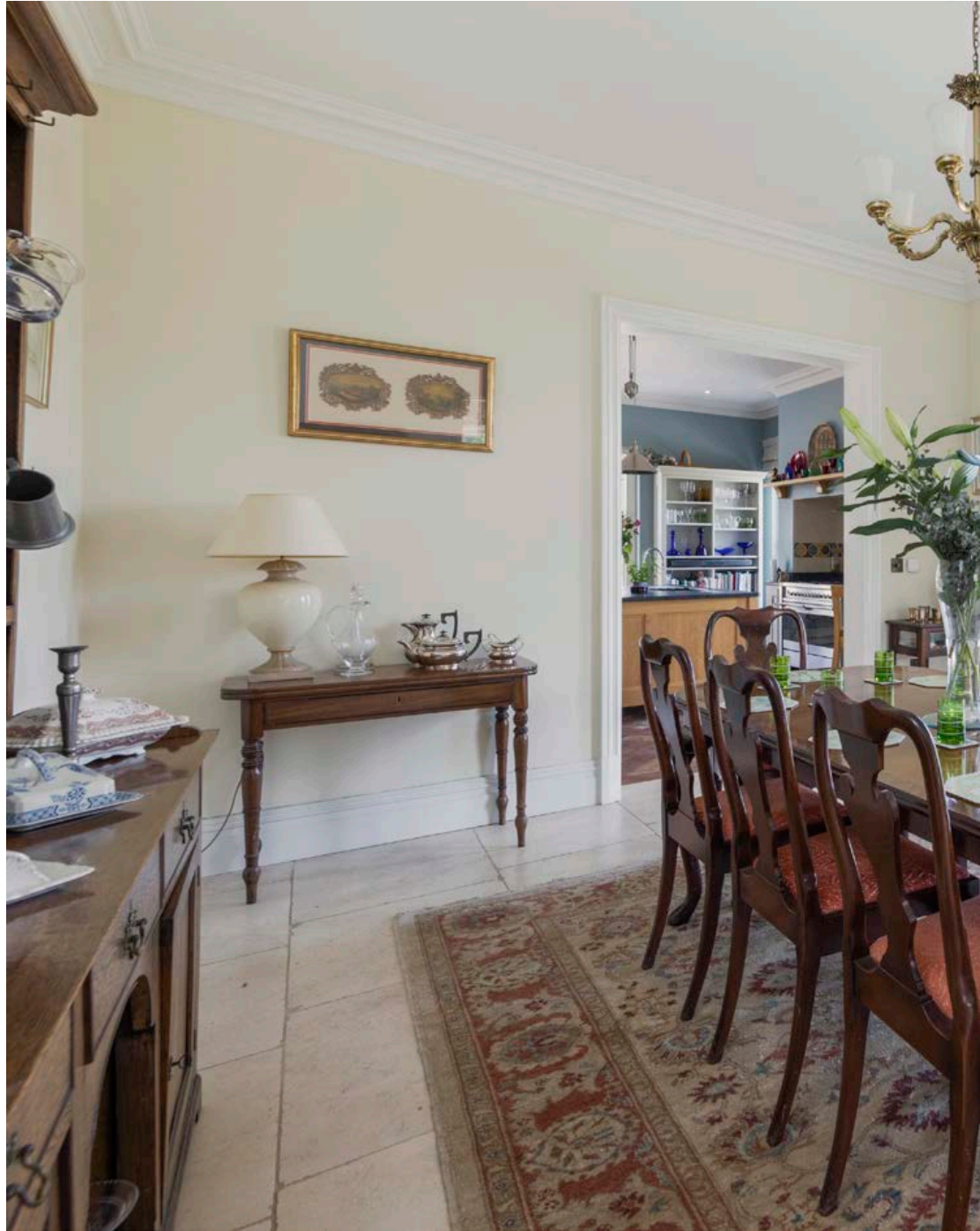
Park Hatch House is a modern country house built in 2014 by the current owners. It's elevated position delivers impressive views across the Sussex Weald, from the North to the South Downs and over Hascombe Hill and the deer park.

Designed in a Palladian style, the house features a cantilevered staircase beneath a glazed roof pyramid, which lights up the impressive entrance hall, hand-cast plasterwork, marble fireplaces and stone or cushion cut limestone floors. The high-efficiency construction includes specialist glazing, extra thick and insulated walls and underfloor heating throughout, powered by two air-source heat pumps. A double garage, wood store, wine cellar and storage rooms sit alongside the house (planning permission approved for the conversion of part of this outbuilding to allow for more living space).

The 12.5-acre grounds include formal gardens, lawns to entertain or for children to play, there is a stunning mature woodland which leads down to a large lake, a haven for wildlife. Spaced throughout the grounds are some notable specimen trees such as Lebanon cedars, oaks and rhododendrons.

Further information is available at www.parkhatch.com, where the owners have shared the history of Park Hatch along with their work to rebuild their home and restore the surrounding gardens and grounds. The site also features historical research, family connections, and blog-style updates documenting discoveries and their progress throughout the restoration.

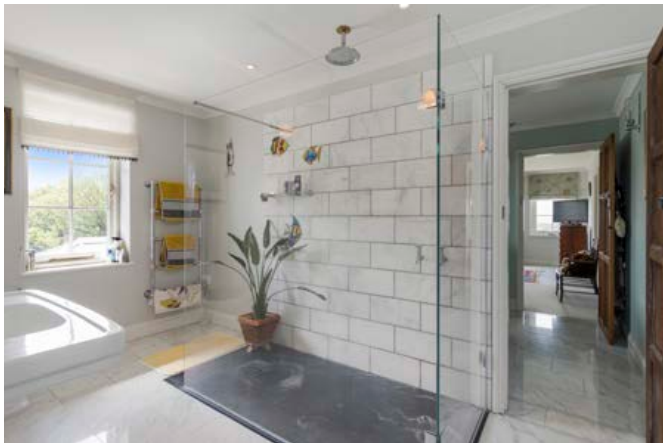










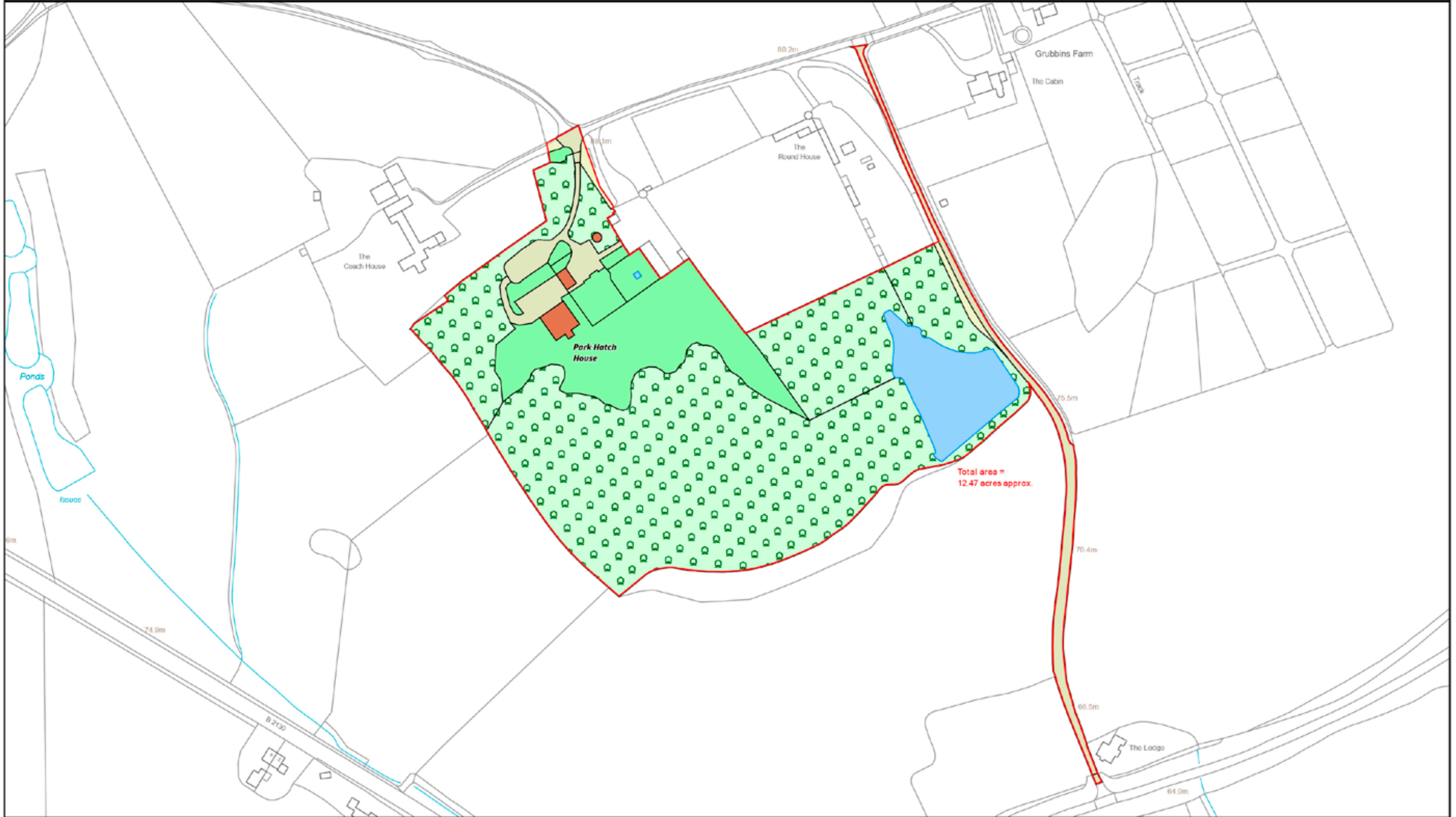








Park Hatch House



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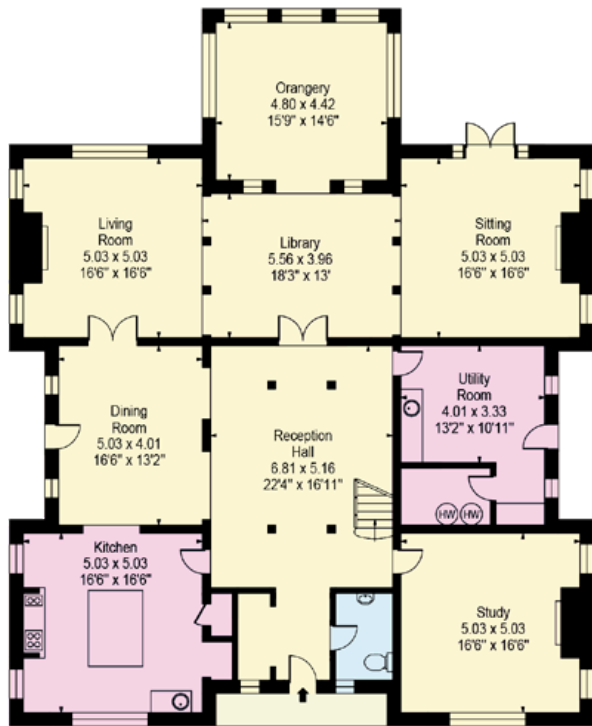
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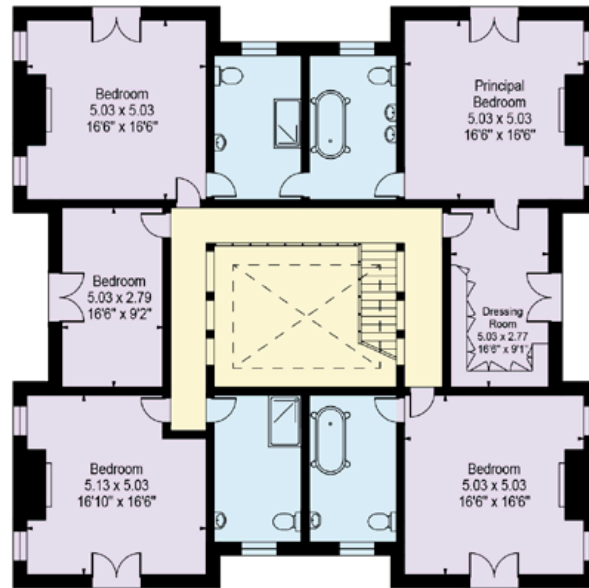


OUTBUILDING

There is lapsed planning permission for the conversion of the existing garaging into ancillary residential accommodation. The consented works lapsed in Feb 2026, granted under application reference WA/2022/03120, include internal alterations and associated development necessary to facilitate the new ancillary living space. The owners are in the process of reapplying for this planning permission.



Ground Floor



First Floor

Approximate Gross Internal Area
 Total = 645 sq.m (6945 sq.ft)
 Main House = 466 sq.m (5022 sq.ft)
 Outbuilding = 179 sq.m (1923 sq.ft)

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.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity and two air source heat pumps. The property also benefits from private drainage, a pressurised water system, a Calor gas backup generator, and hard-wired internet points. Upgrades in 2021 added superfast connectivity.

Local Authority: Waverley Borough Council – 01483 523333

Energy Performance Certificate: Rating: C

Council Tax Band: H

Tenure: Freehold

Directions: (Postcode: GU8 4BL)

What3words: ///lower.nylon.shrubbery

Viewings: Viewing is strictly by appointment through Knight Frank.

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