

FOLLY HOUSE

10 Hambledon Park, Hambledon, Surrey GU8 4ER



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An attractive and spacious family house with lovely gardens and grounds of approximately 1.7 acres situated on an exclusive, private gated Surrey estate.

Accommodation

Reception Hall | Cloakroom | Drawing Room | Dining Room | Study/Family Room | Kitchen/ Breakfast Room | Utility Room | 5 Bedrooms with 2 Ensuite Bathrooms | Family Bathroom | Extensive Parking | Detached Double Garage with Office/Studio above | Detached Former Water Tower | Gardens and Grounds of Approximately 1.7 Acres (0.692 ha)

Milford Train Station 3 miles
| Godalming 5.1 miles | Haslemere
5.8 miles | Guildford 9.6 miles
| Mileages approximate





THE PROPERTY

An impressive and stylish family house enjoying a quiet position at the end of a private, gated luxury estate. The house is arranged over two floors offering light, versatile and well-proportioned accommodation with particular notable features including an impressive reception hall with feature staircase, three reception rooms, an extremely generous kitchen/breakfast room and two bedroom suites. The property further benefits from approved planning consent for various alterations to the house and outbuildings (see below planning reference for details).

Agents Note: WA/2025/01000 (Waverley Borough Council - www.waverley.gov.uk)

The property has planning permission to extend and adapt the existing house, alterations to the detached garage and installation of a new window to the water tower.



OUTSIDE

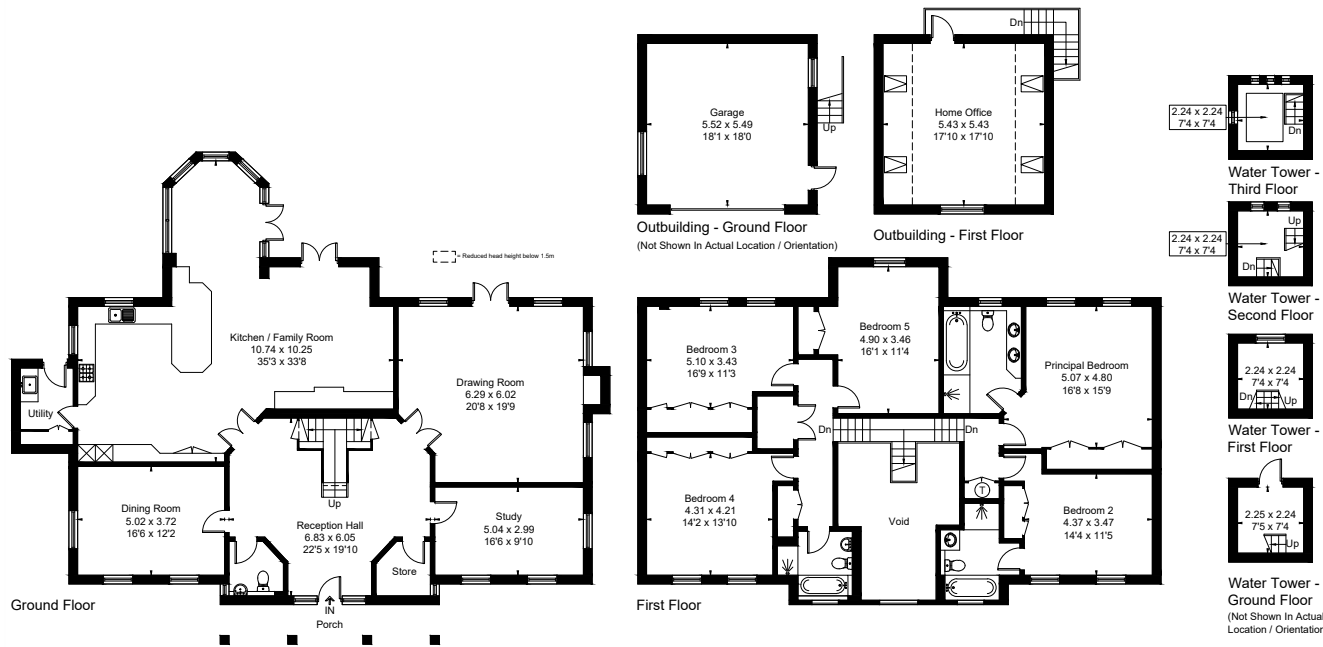
The property is approached via private gates and a road leading to the property at the end of the private estate culminating in an extensive parking area and access to the detached double garage and detached water tower. The gardens are a particular feature of the property, situated to the rear and side of the house offering a generous terrace, well stocked borders and mature lawns. To the front of the property and also accessed from the side garden is a large lawned area, perfectly suited for entertaining and/or children's sport. In all, the delightful and notably sunny gardens and grounds extend to approximately 1.7 acres (0.692 ha).

LOCATION

The property enjoys a quiet and attractive rural setting in the much sought-after Surrey village of Hambledon, surrounded by the Surrey Hills, an Area of Outstanding Natural Beauty. The property offers easy access to Hambledon Common and the thriving community-run shop, café and Post Office. Hambledon village also boasts a cricket and football club, nursery school, church and local public house. The larger, historic market town of Godalming is approximately five miles distant offering a more comprehensive shopping and recreational facilities and a mainline train station to London Waterloo. The area is well served by an excellent range of schools which include Charterhouse, Prior's Field, Cranleigh, King Edwards School, Barrow Hills and Royal Grammar School, Guildford. The surrounding countryside offers wonderful walking, cycling and riding opportunities.



Approximate Floor Area = 334.7 sq m / 3603 sq ft (Excluding Void)
 Garage = 30.3 sq m / 326 sq ft
 Home Office = 30.3 sq m / 326 sq ft
 Water Tower = 20.3 sq m / 218 sq ft
 Total = 415.6 sq m / 4473 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

All mains services connected. Gas central heating.

Broadband availability

Standard broadband available (Ofcom).

Mobile/Internet Coverage

Good outdoors (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Brick with tiled roof.

Local Authority

Waverley Borough Council

www.waverley.gov.uk

01483 523333.

Council Tax

Band H

EPC

C71

Directions to GU8 4ER

From Chiddingfold, head north on the A283 (Petworth Road) for approximately 2.2 miles, turning right into Wormley Lane leading to Hambledon Park. Proceed through the private entrance gates and follow the road through the private estate bearing to the right where the property will be found at the end.

What3Words

///crackles.comb.will (house)

///pats.implanted.

contracting (entrance to Hambledon Park)

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at July 2026.

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