



LORDSMEADE

Godalming, Surrey



AN ELEGANT ARTS & CRAFTS COUNTRY HOUSE WITH BEAUTIFULLY LANDSCAPED GARDENS, LEISURE FACILITIES AND EXCEPTIONAL PRIVACY SITUATED OPPOSITE CHARTERHOUSE SCHOOL

Summary of accommodation

Reception hall | Drawing room | Sitting room | Kitchen/dining/family room | Pantry | Utility room | Shower room

Principal bedroom suite with bathroom and dressing room | Five further bedrooms | Study/bedroom seven | Family bathroom

Beautifully landscaped gardens with swimming pool | Pool house with wood burner and shower room | Barn style double garage

In all about 0.5 acres

Distances: Godalming 1.4 miles, Guildford 5.2 miles, London 35 miles, Godalming train station 1.1 miles (London Waterloo from 43 minutes)

Farncombe train station 1.0 miles (London Waterloo from 44 minutes)

(All distances and times are approximate)

SITUATION

Lordsmeade occupies a highly sought-after position opposite Charterhouse on the southern side of Godalming. The historic market town of Godalming provides an excellent range of shopping, educational and recreational facilities, while Guildford offers a more extensive selection of retail, cultural and leisure amenities.

Connections are excellent with convenient access to the A3 providing connections to London, the South Coast, the M25 and the national motorway network. Godalming and Farncombe stations provide regular services to London Waterloo.

The area is particularly well served by highly regarded schools including Charterhouse, Prior’s Field, St Catherine’s, Cranleigh, Aldro, Tormead, Guildford High School and The Royal Grammar School.



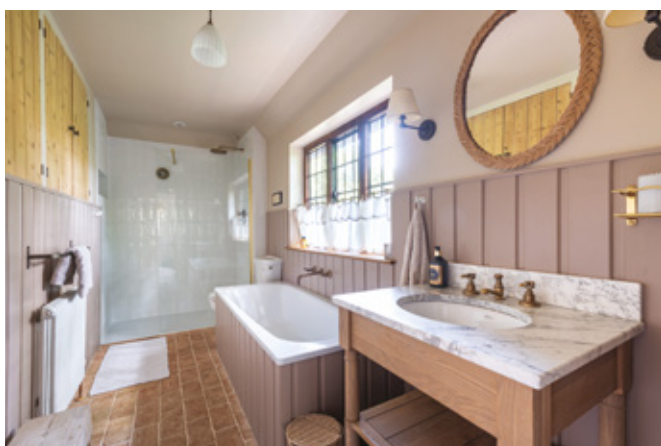
LORDSMEADE

We believe that Lordsmeade was constructed in approximately 1914 and was owned by J M Thompson MC from 1927 to 1981, who was a master at Charterhouse.

The property is an attractive Arts & Crafts family home extending to approximately 3,544 sq ft, with well-balanced and beautifully presented accommodation arranged over two floors.

The property combines period charm with practical modern family living. A 36 ft drawing room, generous kitchen/dining room and a range of reception spaces make the house particularly well suited to entertaining and day-to-day family life.







Approximate Gross Internal Area
Main House 3,544 sq. ft / 329.25 sq. m
Garage 171 sq. ft / 15.96 sq. m
Outbuilding 496 sq. ft / 46.07 sq. m
Total 4,212 sq. ft / 391.28 sq. m

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.



GARDEN AND GROUNDS

The gardens are a particular feature, with mature planting, formal lawns, established borders and a high degree of privacy.

A stunning swimming pool with adjoining pool house creates an excellent leisure environment, while the grounds provide attractive views of the house and year-round interest.





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PROPERTY INFORMATION

Services: We understand the property has mains water, electricity and drainage. Purchasers should make their own enquiries.

Local Authority: Waverley Borough Council.

Tenure: Freehold.

Council Tax Band: H

EPC: D

Directions (Postcode: GU7 2DY)
From Guildford, head south on the A3 towards Portsmouth. After approximately 3 miles, turn left on to the B3000. At the roundabout take the first exit on to Priorsfield Road and stay on this road (which in turn becomes Hurtmore Road) for approximately 1.6 miles where the drive for Lordsmeade will be found on the left-hand side.

Viewings: Strictly by appointment through Knight Frank.



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