



WYKWELL COTTAGE
BOWLHEAD GREEN, SURREY



IN THE HEART OF THIS SOUGHT AFTER VILLAGE

ACCOMMODATION

MAIN HOUSE

Reception hall | Dining hall | Sitting room | Kitchen | Study/bedroom three | Utility room | Shower room

Principal bedroom with en suite shower room

Guest bedroom with en suite bathroom

Independent bedroom four with en suite shower room, adjoining the workshop

GARDEN AND GROUNDS

Parking for three cars

Pretty cottage garden | Terrace | Greenhouse

In all about 0.12 acres

SITUATION

Wykwell Cottage is located in the heart of this most sought-after hamlet of Bowlhead Green, being one of the traditional period houses around the village green.

The hamlet is only approximately 42 miles from central London and within approximately 1.8 miles of the A3 junction.

Local shopping facilities are available in Milford with more comprehensive shopping available in Haslemere to the south and both Godalming and Guildford to the north.

There is an outstanding selection of schools in the area, including Aldro, King Edward's, Charterhouse, Priors Field, Tormead, Cranleigh, Royal Grammar and Guildford High amongst many others. Godalming has an excellent sixth-form college.

Recreational opportunities include golf at several local clubs, including West Surrey, Hankley Common, Chiddingfold, Bramley and Liphook. There is shooting and fishing at several local venues, polo at Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

Distances

Witley 2.7 miles (London Waterloo from 55 mins), Milford 3.5 miles (London Waterloo from 47 mins), Godalming 5.4 miles (London Waterloo from 43 mins), Guildford 10.3 miles (London Waterloo from 35 mins), Central London 42.5 miles

Roads: A3 Milford 1.8 miles, M25 (Wisley Junction 10) 18.8 miles

Airports: London Heathrow 32.5 miles, London Gatwick 34.9 miles

(Distances and times approximate)



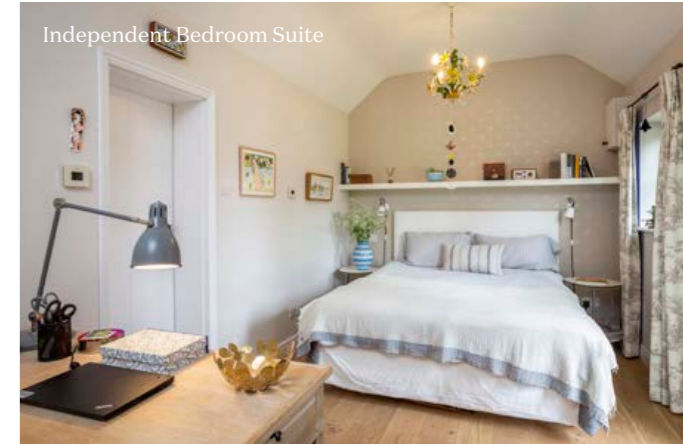
WYKWELL COTTAGE

Wykwell Cottage is a very pretty period cottage which we understand dates back in part to the eighteenth century. The cottage is beautifully presented with an elegant and classic country feel, full of light, whilst still retaining much character such as some substantial period beams.

On the ground floor are three reception rooms, all of which enjoy an outlook onto the gardens. For a cottage of this nature, these rooms are surprisingly spacious with lofty ceilings and two have working fireplaces. The drawing room has a Morso wood burning stove. In 2025 our clients installed a new Neptune kitchen incorporating an electric Aga.

Having a third reception room, gives the opportunity for a ground floor bedroom as it has a shower room off and was previously used in the past for this. Of note is the independent bedroom suite which is located at the end of the garden.

Wykwell Cottage is a very special country cottage, located in a prime setting, yet so accessible to the A3, London and all the excellent surrounding schools.





OUTBUILDINGS

At the end of the gardens is the brick built building incorporating a workshop. In addition it also incorporates the independent bedroom suite that was converted from the former garage.

There is also a greenhouse within the gardens.

There is parking for three cars – Two spaces to the side of the workshop and one to the front. There is an EV charging point.

GARDEN AND GROUNDS

The gardens at Wykwell Cottage have been beautifully maintained and offer an huge array of trees and shrubs. Well stocked borders surround an area of flat lawn. Brick pathways lead from the garaging to the house and steps down to the terrace which immediately abuts the rear elevation of the house. In all, the gardens provide a very private and mature setting.

PROPERTY INFORMATION

Tenure: Freehold.

Services: We are advised by our client that the property has mains electricity, private drainage and electric underfloor heating. The cottage is double glazed.

Local Authority & Council Tax Band: Waverley Borough Council 01483 523333, Band G

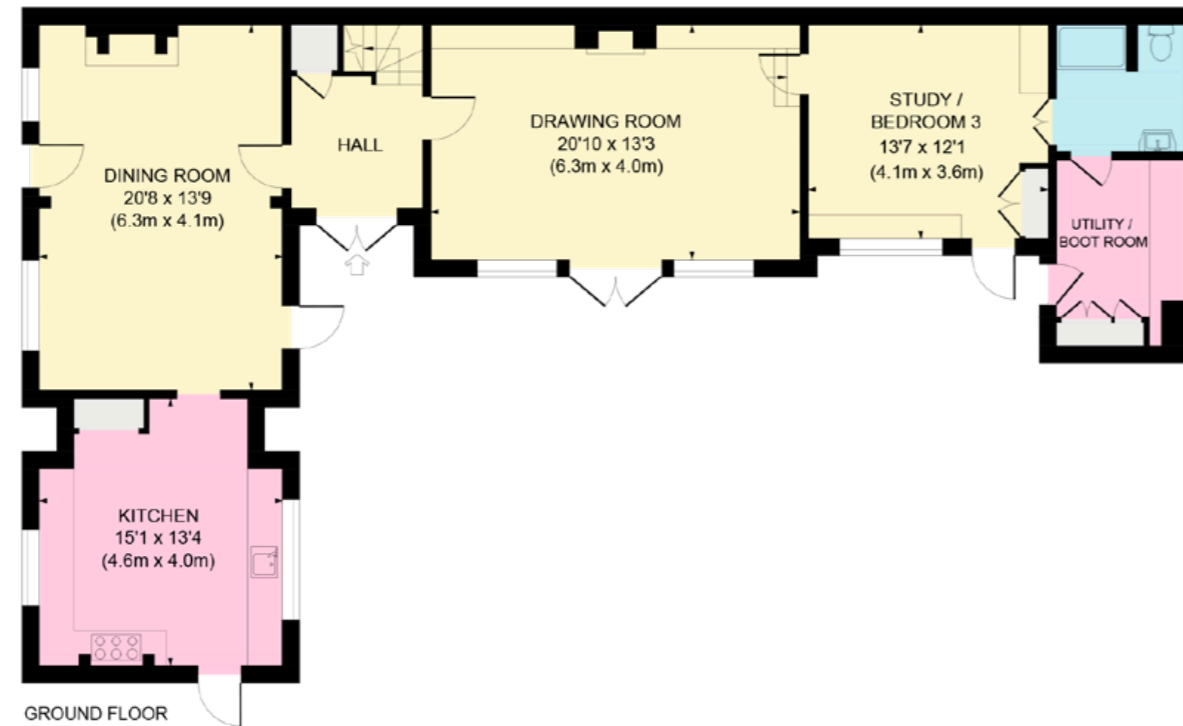
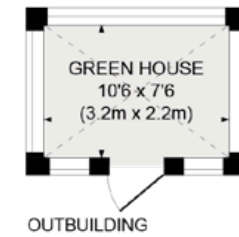
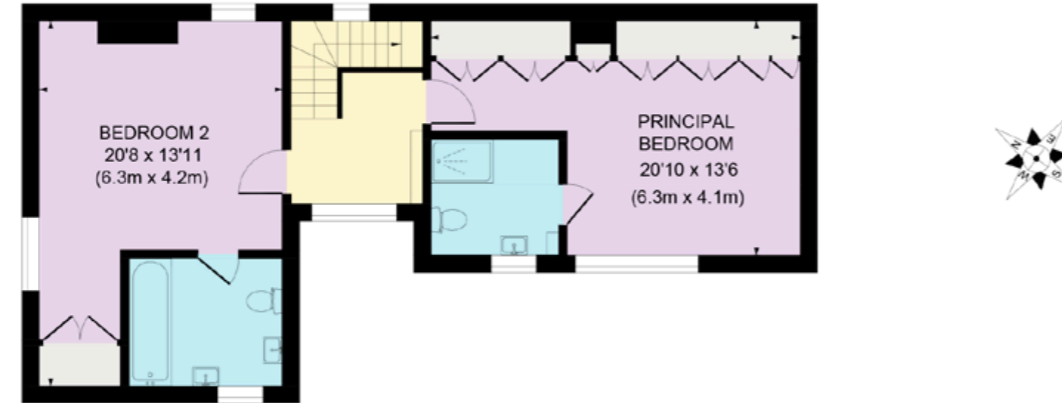
Energy Performance Certificate Rating: Band F

Note: The shower room on the ground floor has had the shower screen and workings removed.

Directions (Postcode: GU8 6NW)

From Guildford, take the A3 southbound for approximately 9 miles and exit at the Thursley/Bowlhead Green junction, which is immediately before a bridge leading over the A3. At the T junction at the end of the slip road, turn left and follow the road for approximately 1.5 miles into the centre of Bowlhead Green. Turn right at the green and Wykwell Cottage will be found after a short distance on the left hand side.

Viewings: All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Approximate Gross Internal Area
 Main House = 1,799 sq ft / 167.16 sq m
 Independent Bedroom Suite = 195 sq ft / 18.08 sq m
 Workshop = 166 sq ft / 15.38 sq m
 Outbuilding = 79 sq ft / 7.32 sq m
 Total = 2,239 sq ft / 207.94 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.

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