

CLOCK HOUSE







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BOWLHEAD GREEN, GODALMING, SURREY, GU8 6NW

Nestled in beautiful countryside in the heart of Surrey, this immaculate six-bedroom country house is a testament to timeless elegance, offering a perfect blend of classic charm and modern amenities. Tennis Court, Swimming Pool, and substantial garaging. In all 3.5 acres.

- Grand reception hall, drawing room, dining room, sitting room, study
 - Substantial kitchen/breakfast/family room
 - Hidden walk-in larder, utility/boot room
- Principal bedroom with dressing room and en suite bathroom
 - Five further bedrooms all with en-suite bathrooms
- First-floor laundry room, upper-floor office & storage room
- Integrated speaker system throughout principal bedrooms
- Automated gated entrance, long sweeping driveway with ample parking
 - Five bay barn-style garaging with mezzanine level
 - Swimming pool heated via an Air Source heat pump
- Pool house, tennis court, kitchen garden, outbuildings
 - Stunning gardens with a large terracing
- Paddocks with post and rail fencing, water and power
 - In all 3.5 acres

Thursley 2 Miles, Witley 3.5 Miles - (London Waterloo from 55 minutes), Haslemere 5 miles (London Waterloo 49 minutes), Godalming 6 miles - (London Waterloo from 46 minutes), Guildford 11 Miles and London 57 miles



SITUATION

Clock House is situated in an exceptional rural position, designated as an area of outstanding natural beauty, yet close to the village of Brook which has a popular cricket green, and the Dog & Pheasant public house.

The historic town of Haslemere with an abundance of excellent schools, shops, and a mainline train service to Waterloo (Min 49 minutes) is within 5 miles, and the larger town of Godalming is 6 miles away, also with excellent communications for the A3 and fast trains to London Waterloo.

Haslemere offers an excellent range of shopping facilities including Waitrose, Tesco and Co-op supermarkets and a host of restaurants, coffee bars and boutique-style shops. The surrounding area is renowned for its beautiful open countryside ideally suited to walking and riding, much of which is owned by the National Trust including Hindhead Common and the Devil's Punchbowl. Close by, the A3 with the new Hindhead Tunnel provides fast access to Guildford, the south coast and also the M25 at Wisley.

Within a short distance, there are excellent schools including village schools, Pennthorpe (Rudgwick), Farlington, Seaford College, Cranleigh School, St. Catherine's (Bramley), and Charterhouse at Godalming or Highfield (Haslemere) The Royal School or St Ives (Haslemere).

For the sporting enthusiast facilities abound, including numerous high quality golf courses, namely Hankley Common, Blackmoor, Liphook and the West Surrey; polo at Cowdray Park; horse racing at Goodwood, Sandown Park, Ascot and Fontwell and sailing off the south coast at Chichester.





THE PROPERTY

Set high up amongst the rolling landscape of the Surrey Hills, Bowlhead Green is an utterly charming and picturesque rural hamlet, yet within a short drive of the larger market towns of Godalming and Haslemere.

Close to the centre of this charming hamlet, Clock House occupies an enviable position. Approached via twin sets of automated gates, and a long broad driveway, the majesty and sense of arrival are quite intoxicating. This elegant and substantial family home dates to the 1930s with a Georgian revival architectural style, benefiting from a substantial renovation programme in 2010. This wonderful home offers a modern and contemporary feel whilst wrapped in the charm of the original building, with Georgian-style windows, high ceilings and excellent-sized rooms.

A tremendous and seldom-seen Georgian-style bow front door opens into the entrance lobby and onto a grand reception hall. A magnificent staircase with galleried landings that services the upper floors has a wonderful roof lantern that cascades light down through the centre of the house and floods this spacious reception hall with light. A wonderful vista extends through the house to a set of French doors and out to the garden terraces.

To the westerly side of the house is a substantial kitchen/ breakfast room, with a wide range of bespoke fitted cabinets in the shaker style with a soft muted tone, and ample worksurface areas finished with a leathered granite and butcher's block style central island. A four-oven aga with side module, electric summer oven, space for an American-style fridge freezer and fitted dishwasher add all the modern-day essentials you may require. Hidden behind a wall of cabinets is a secret door to a walk-in larder with an array of shelving. An oversized roof lantern sits central to the breakfast area, with dual-aspect windows and doors drinking in the view of the surrounding gardens. Leading from the kitchen area is the utility and boot room.







At the southerly end of the house, a generous dining room with glorious views from the twin sets of windows, also benefits from a door to a covered loggia. Across the hall is an equally impressive drawing room with a similar aspect, stunning central fireplace and also access to its own private covered loggia and terraces. A study and separate sitting room offer further spacious and opulent reception space.

The main first-floor landing is galleried over the reception hall and leads to the most wonderful principal bedroom suite. The central room plays host to a wall of fitted wardrobes, access to a splendid en suite bathroom with a standalone shower, shaped bath and his and hers basins within a luxury vanity station. The bedroom is on the eastern side of the house and enjoys a dual aspect looking over the gardens. Three further double bedrooms all benefit from en suite bathrooms and fitted bedroom furniture. Also found on this floor is a well-appointed laundry room.

The main staircase continues up to the second floor which has a large landing area perfect for a tv/gaming area or second study space. There are also two further double bedrooms, again with en suite bathroom facilities. A walk-in storage room provides ample space.







GARDENS & GROUNDS

The approach to the house is along a private tree-lined driveway which allows for a wonderful sense of arrival. The double electric gates open into a generous parking area for several vehicles.

The house is surrounded by its gardens which have been beautifully landscaped. A large York Stone terrace extends across the back and side of the house and is edged by mature flower bed borders, filled with seasonal interest and herbaceous planting and a built in Tuscan pizza oven. The main lawn area is predominantly south facing with mature tree borders and an array of speciality trees throughout the grounds, offering interest and, of course, the much needed dappled shade for those hot summer days. There is also a raised vegetable garden, a fruit cage and a chicken run. To the right-hand side of the garden is an outdoor swimming pool which is heated via an air source heat pump. A generous terrace wraps around the pool with a detached pool house, perfect for those summer BBQs.

Tucked away out of sight behind a mature beech hedge is a hard tennis court, further planting areas and the back drive, and onto the large timber-built five-bay barn-style garage with an internal mezzanine level. NB: This is connected to services and could potentially be converted to ancillary accommodation STPP.

Towards the rear of the garden is a pig area with electric fence and a large paddock with post and rail fencing and water point.

In all 3.5 acres.









INFORMATION

FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale although some items may be made available by separate negotiation.

SERVICES

Oil-fired central heating, air source heat pump, mains water, private drainage, fibre-broadband line

TENURE

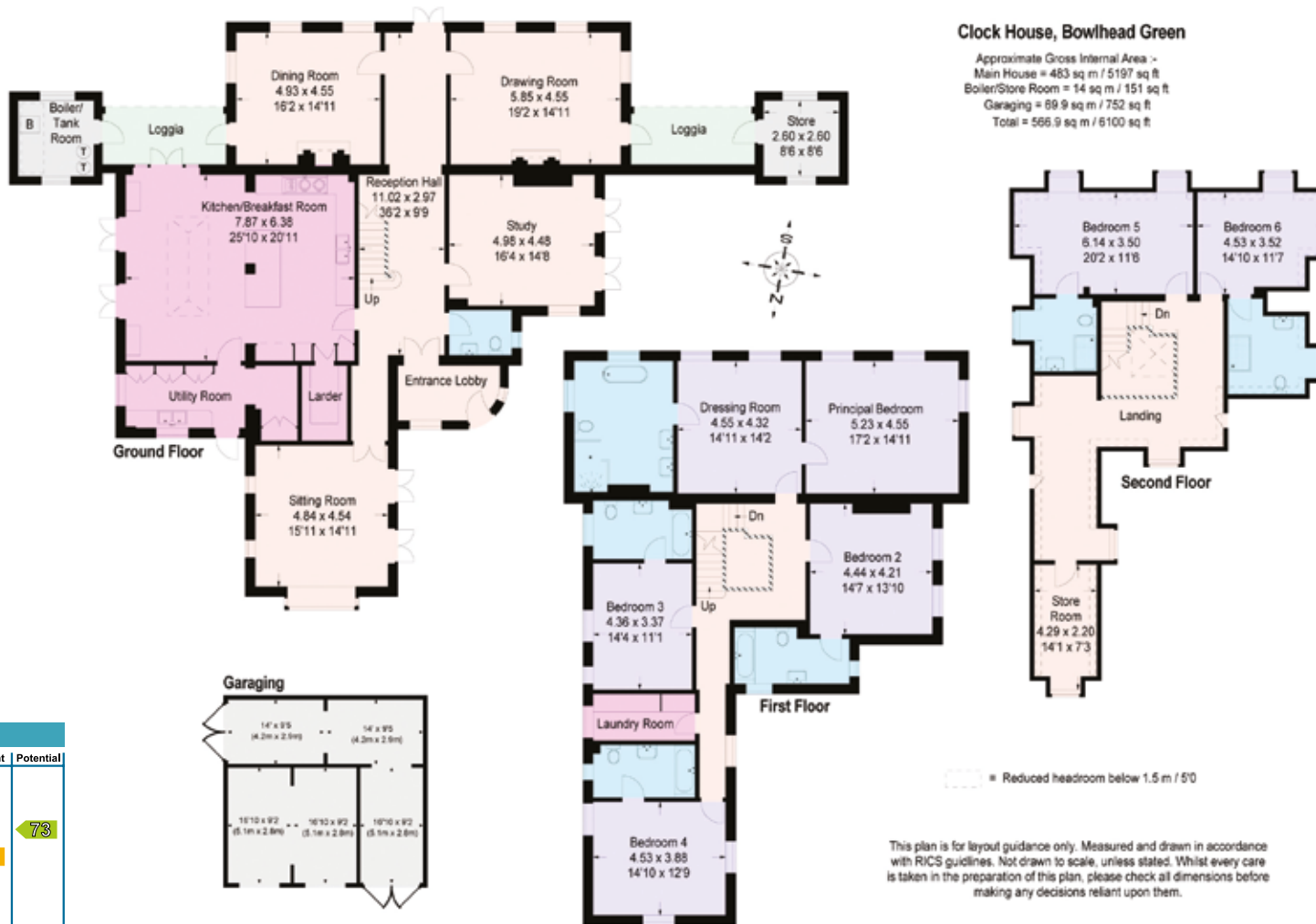
Freehold

LOCAL AUTHORITY

Waverley Borough Council
Tel: 01483 523333

DETAILS PREPARED.

May 2024



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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