

# ABBOTSWOOD







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PRIORS HATCH LANE, HURTMORE, GODALMING, SURREY GU7 2RJ

A substantial eight-bedroom, five reception roomed country house refurbished to the highest standards with opulent interiors and expert finishes. Staff flat, two-bedroom annexe, three bedroom cottage, pool and tennis court. In all 28 acres of parkland grounds.

- Panelled grand reception hall, drawing room, cocktail/dining room
- Family room, study, wine cellar
- Integrated AV, surround sound system and cinema in the drawing room
- Kitchen/breakfast room with central island, pantry, utility room
- Superb principal bedroom suite with luxury en suite bathroom, balcony
- Six further double bedrooms, five bathrooms (four en suite)
- Underfloor heating throughout the ground floor
- Designer wallpapers, textiles and window dressings
- Staff flat - sitting room, kitchen, double bedroom with en suite
- Annexe – two bedrooms, kitchen/living space, bathroom
- Detached Cottage – two reception rooms, kitchen/breakfast room, three bedrooms, bathroom
  - Heated swimming pool with pool house, tennis court (non-operational)
- Parkland gardens, wisteria colonnade, kitchen garden, glasshouses, orchard, outbuildings
- Extensive garaging, workshops and stores
  - In all 28 acres

Godalming station 2.2 miles (London Waterloo from 42 minutes or 39 minutes on the return journey), A3 1 mile, Guildford 5.1 miles (all times and distances are approximate)



## THE PROPERTY

Arriving at the gates to the private driveway, lined by mature woodland and an array of substantial rhododendron bushes, the sense of arrival creates a colourful atmosphere of enchantment and excitement for what lies ahead. The driveway opens to reveal this early 20th-century 'Arts & Craft' style country house. Having undergone significant refurbishment and utilizing the very best interior design, hand crafted finishes and opulent and luxurious materials, this wonderful home really is best in class.

Abbotswood is an incredibly special eight-bedroom family house offering 8,536 sq. ft of beautifully presented and extensive accommodation over three floors, surrounded by wonderful mature parkland grounds, yet close to the popular town of Godalming. Not only a stunning family home, but a house of great distinction and heritage making this property one of the finest private houses in Godalming.

The grand panelled reception hall with newly installed herringbone oak flooring gives a true sense of majesty, with a long vista through the centre of the building and a remarkable grand staircase. The drawing room has wonderful views through the classic mullioned windows and out across the gardens. With an ornate central fireplace and bespoke cabinetry, this charming room has an elegant and classic feel. Discreetly hidden into the ceiling are several surround-sound speakers, a drop-down 4k HD projector and an HD projector screen, transporting this fine room into a modern cinema room.

Also on the south side of the ground floor is a wonderful dining/cocktail room with handcrafted wallpapers by Messer Lewis & Wood, creating a lavish and atmospheric room. A clever recessed marble-topped bar with a wine cooler, fridge and illuminated cabinets is the perfect complement to any gathering. After dinner drinks can be served on the covered loggia whilst enjoying the views.







A fully fitted and bespoke study has used the finest carpentry to create a practical yet relaxing environment to work in with a wonderful, handcrafted library. The family room/playroom sits adjoining the kitchen/breakfast room. This charming country kitchen has a range of fitted appliances, central island, and a newly installed lve cooker. A pantry and utility/laundry are essential additions to this generous family house.

Two separate staircases lead up to the first floor, over the main staircase is a 1.5m wide grand crystal chandelier by Dimitri Stefanov. The landing, with a series of classic archways, gives access to the numerous bedrooms.

The principal bedroom suite enjoys a substantial bay window with far-reaching views, and doors to a private balcony. Several sets of bespoke wardrobes with lighting and an array of storage options have been beautifully installed. The en suite bathroom is simply superb, generously fitted with marble floors and walls, with the suite and fittings supplied by Burlington and Catchpole & Rye. A double sink vanity unit, free-standing double-sized rolltop bathtub and a fabulous walk-in marble shower. A second balcony is also accessed from the bathroom, drinking in the southerly views across the gardens.



Also on this floor are four further bedrooms, all with their unique interior style, and three further bathrooms, two of which are en suite. The second floor plays host to three further double bedrooms and two bathrooms (one en suite), again with individual styling and bespoke furniture.









## INTERNAL STAFF FLAT

In addition to the main house and accessed by a private entrance, is a self-contained one-bedroom flat with kitchen, sitting room, bedroom and en suite bathroom. This can also be accessed from the main house on the ground floor or on the first floor via the luggage/wardrobe room. Perfect for a live in housekeeper or nanny.

## THE ANNEXE

Attached to the main house and accessed via an inner courtyard, this refurbished ancillary accommodation offers two double bedrooms, kitchen/living room and bathroom. The annexe also has its own independent access keeping it separate from the family residence if required.

## THE COTTAGE

Positioned towards the beginning of the drive, yet discretely tucked behind a wooded copse, is a detached three-bedroom cottage. A charming property in need of some modernisation externally, yet modern and comfortable internally. With two separate reception rooms, a newly installed Howdens kitchen/breakfast room, three bedrooms and family bathroom. The cottage also benefits from a private rear garden.





## THE LOCATION

The situation of this fine country house couldn't be better. Close to Prior's Field School and a short distance from Charterhouse, this property offers the perfect blend of rural landscapes and town centre amenities. The A3 is just 1 mile away and Godalming town centre is within 2.2 miles. Godalming is a bustling market town with a superb array of amenities within easy reach of the house including many boutique shops, coffee shops, pubs and restaurants as well as a Waitrose and Sainsbury's.

For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only a few miles away. Communications are excellent with the nearby A3 providing access to the M25, Heathrow and Gatwick airports, London and the south coast.

There are many highly regarded local schools in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, Aldro, St Hilary's and Godalming Sixth Form College.









## GARDENS AND GROUNDS

Abbotswood sits proudly at the end of a private driveway and is surrounded by its land affording a high degree of privacy. Being slightly elevated, superb views and vistas over the gardens are simply lovely. The main lawns lead away from the house and have a south/south-westerly orientation. An array of herbaceous borders, mature rose gardens, covered walkways, a Victorian pond and extensive garden terracing will capture the interest of all who visit. Throughout the gardens are several specimen trees, majestic oaks, beech, conifer and silver birch trees.

Behind the house is a wonderful kitchen garden, with raised vegetable beds, an orchard, former glass houses, shed and outbuildings. Also found in this part of the garden is a heated swimming pool, and pool house. A tennis court is also located here (not currently in service).

The grounds continue with sections of well managed woodland, sweeping meadows, paddocks and an outside timber covered space currently used as an outside gym and yoga area.

In all 28 acres.





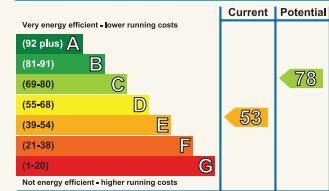




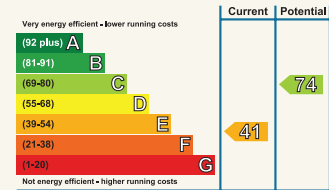




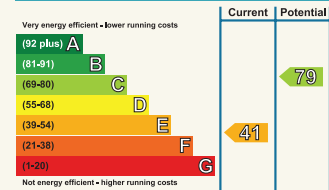
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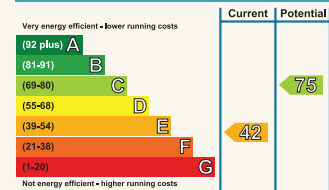
#### Energy Efficiency Rating - Cottage



#### Energy Efficiency Rating - Annexe



#### Energy Efficiency Rating - Flat



## INFORMATION

### SERVICES

Mains drainage, gas-fired central heating, broadband

### FIXTURES & FITTINGS

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

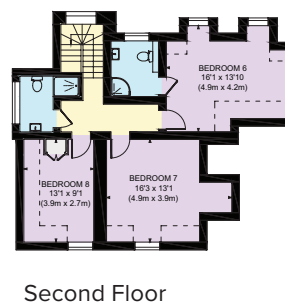
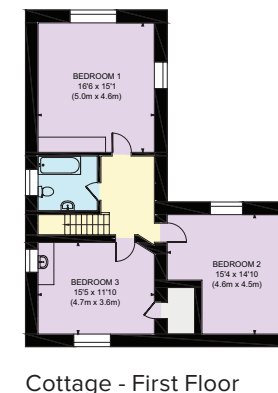
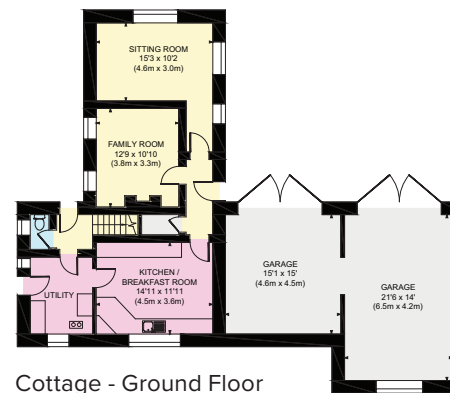
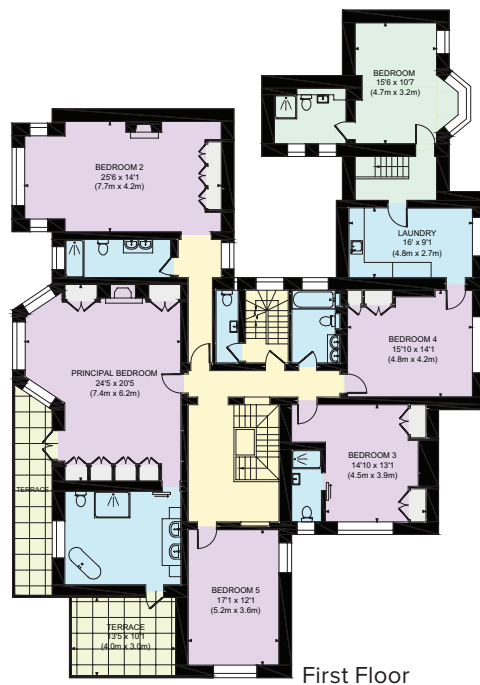
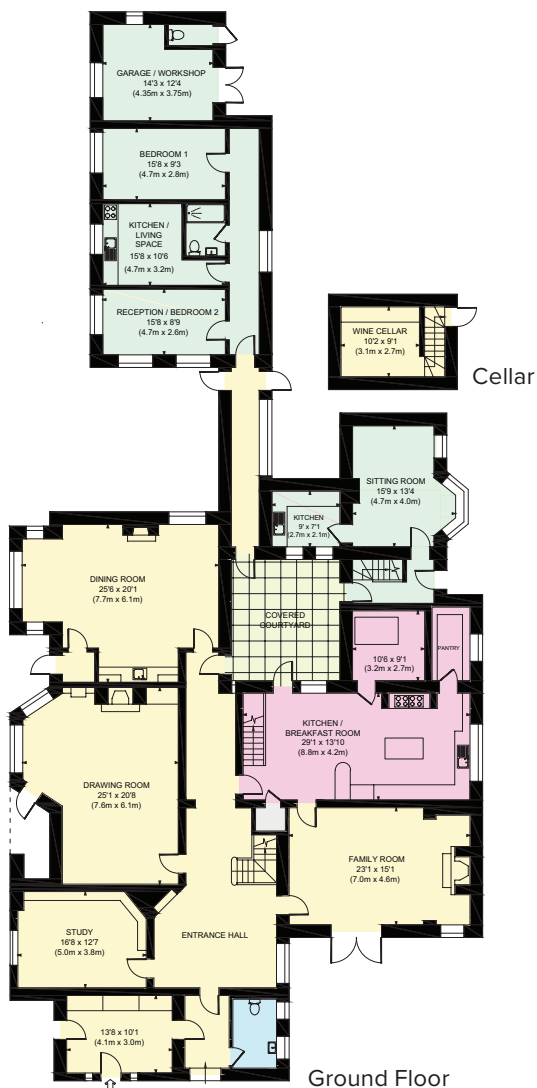
### TENURE

Freehold

### LOCAL AUTHORITY

Guildford Borough Council Tel: 01483 505050

Approximate Gross Internal Area  
 Main House 8134 sq. ft / 755.70 sq. m  
 Cottage 1602 sq. ft / 148.86 sq. m  
 Garage 541 sq. ft / 50.24 sq. m  
 Total 10277 sq. ft / 954.80 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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