



West Overton
Brook, Godalming, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome Edwardian country home with an attractive garden, in a sought-after setting four miles from Godalming

An exceptional semi-detached period home, situated in a rural setting with breathtaking National Trust countryside on its doorstep. The property features four bedrooms, generously proportioned reception rooms, beautifully presented and blending period features with modern amenities, making it ideal for both family living and entertaining.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGES



0.53 ACRES



FREEHOLD



RURAL



2,755 SQ FT



**GUIDE PRICE
£1,350,000**



The property

This highly attractive semi-detached country house lies within easy reach of Godalming and Haslemere and offers a wealth of beautifully appointed accommodation. Reception rooms include the welcoming reception hall with its turned staircase leading to the first floor landing, and impressive 29ft drawing room, which is ideal for relaxing or entertaining. The ground floor also includes a formal dining room and a cosy snug, with the bespoke, Searle and Taylor, kitchen/ breakfast room featuring shaker-style units in grey, butler sink, range cooker and a walk-in pantry, with extra storage in the adjoining utility room.

Upstairs the four well-presented double bedrooms include the generous principal bedroom with built-in storage and luxury en suite bathroom. One of the bedrooms is a walk-through to the principal bedroom, and is therefore ideal for use as a nursery, a study or a dressing room, while the other two bedrooms include one with an en suite shower room. Additionally, the first floor has a family bathroom.

Outside

At the entrance to the property, a five-bar wooden gate opens onto the driveway, which leads to a spacious parking area and detached garages for further parking and storage. The garden at the front includes a well-maintained area of lawn, bordered by established hedgerows and mature trees. At the rear there is a spacious paved terrace, perfect for outside entertaining, with laid to lawn, interspersed with trees and bordered by colourful flowerbeds, high hedgerows and a wealth of mature specimen trees. The garden also includes a timber-framed shed for garden storage.







Location

The property is in the small rural village of Brook, surrounded by beautiful rolling countryside. The village is home to a renowned local pub, the Dog and Pheasant, while the independent King Edward's School, is in nearby Wormley. The bustling town of Godalming offers excellent shopping and a mainline station to London Waterloo (approximately 46 minutes). Alternatively, Witley train station is less than two miles away and has a service to London Waterloo in 55 minutes. In addition, the cathedral town of Guildford is about nine miles to the north with a mainline train station providing a regular service to London Waterloo in approximately 34 minutes, as well as a more extensive shopping and leisure facilities. Haslemere town is within four miles and provides a good variety of boutique shopping, restaurants, a Waitrose supermarket and recreational facilities.

Road communications are easily accessible, with the A3 just two miles away, which connects with the M25, Gatwick and Heathrow airports. The A3 to the south, via the Hindhead tunnel, provides a fast route to the South coast. The area offers a wide range of state and independent schooling.



Distances

- Haslemere 3.6 miles
- Godalming 4.4 miles
- Guildford 9.5 miles
- Farnham 10.5 miles

Nearby Stations

- Witley
- Milford
- Godalming
- Haslemere
- Guildford

Key Locations

- Golf courses in Milford, Hurtmore & Chiddingfold
- Cowdray Park

Nearby Schools

- King Edward's in Witley
- Charterhouse and Prior's Field in Godalming







Floorplans

Main House: 2,755 sq.ft / 256.01 sq.m

Garage: 468 sq.ft / 43.48 sq. m

Outbuilding: 102 sq.ft / 9.55 sq.m

Total: 3,325 sq.ft / 309.04 sq.m

Directions

GU8 5UH

what3words: ///teaching.starting.hires - brings you to the entrance, turn left for West Overton.

General

Local Authority: Waverley Borough Council

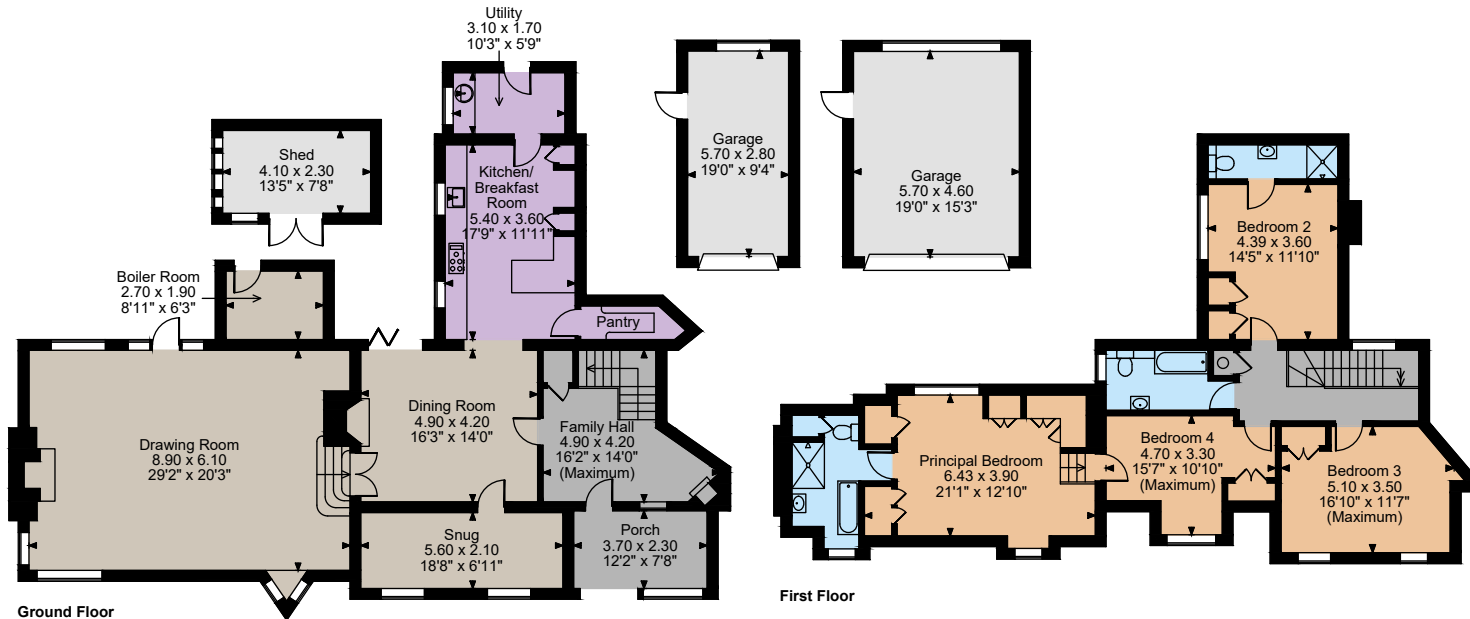
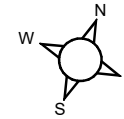
Services: Mains water and electricity, oil fired central heating and a private drainage system, shared with two other neighbours. We believe the drainage complies with the current regulations.

Council Tax: Band G

EPC Rating: E

Mobile Phone Coverage/Broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



The position & size of doors, windows, appliances and other features are approximate only.

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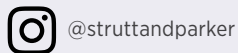
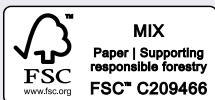
Haslemere

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