

Oak House Apartments, Enton Hall Lane, Godalming, GU8

Approximate Area = 1232 sq ft / 114 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1464853

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	C	1232	1.5 miles	Band G	Advised £8305pa	Advised £200pa

Lease Length – 125 Years lease dated 23.04.1997 with 94 years remaining (Published 2026)

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



1 Oak House, Enton Hall, GU8 5AP

£595,000 Share of Freehold

A three-bedroom ground floor apartment situated within the sought-after Enton Hall development, benefitting from stunning views from the principal rooms and enjoying a sunny southerly aspect across approximately 50 acres of beautifully maintained communal grounds and gardens. The spacious sitting/dining room features French doors opening onto a private terrace, creating an ideal space to relax and enjoy the surrounding outlook. Residents further benefit from use of an indoor swimming pool, sauna and floodlit tennis court, all ideally positioned within easy reach of Godalming town centre and a short distance from Witley railway station. The property also benefits from its own garage and private allocated parking. EPC rating C.



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An elegant and exceptionally spacious three-bedroom ground floor apartment forming part of the prestigious Enton Hall estate, enjoying stunning southerly views across approximately 50 acres of beautifully maintained communal grounds. Offering over 1,230 sq ft of well-balanced accommodation including a superb dual-aspect sitting/dining room with French doors opening onto a private terrace, generous kitchen/breakfast room and flexible study/third bedroom, the property further benefits from residents’ leisure facilities including an indoor swimming pool, sauna, tennis court and private 9-hole golf course, all conveniently positioned close to Godalming and Witley mainline station.

Occupying a highly desirable position within the sought-after Enton Hall development, this beautifully proportioned ground floor apartment enjoys an enviable setting with attractive views across the stunning communal grounds and gardens. Extending to approximately 1,232 sq ft, the accommodation flows naturally in accordance with the floorplan and provides a wonderful balance of reception space and bedroom accommodation, ideal for both day-to-day living and entertaining.

The welcoming entrance hall provides access throughout the apartment together with useful built-in storage, immediately setting the tone for the generous proportions found throughout the property. Positioned to the rear of the apartment, the impressive sitting/dining room is undoubtedly a standout feature, measuring in excess of 19 feet in width and enjoying a wonderful southerly aspect via a large bay window together with additional side windows, allowing for excellent natural light throughout the day. The room offers clearly defined seating and dining areas whilst also benefitting from attractive feature flooring and elegant presentation, creating a superb entertaining and reception space.

Adjoining the reception room, the kitchen/breakfast room has been thoughtfully arranged with a range of fitted units complemented by generous work surfaces and ample storage. In accordance with the floorplan, the kitchen enjoys space for informal dining together with pleasant outlooks across the grounds, making it both practical and sociable in equal measure.

The principal bedroom is particularly generous in size and benefits from fitted wardrobes together with dual-aspect windows overlooking the communal gardens, creating a bright and peaceful retreat. Bedroom two is another comfortable double room with fitted storage, whilst the third bedroom currently lends itself perfectly as a study or guest bedroom, offering excellent flexibility depending on individual requirements.



The bathroom accommodation is well arranged and comprises a generous en-suite bathroom to the principal bedroom, fitted with both a bath and overhead shower, together with an additional separate shower room positioned off the hallway, adding practicality for guests and everyday living.

Externally, Enton Hall is widely regarded as one of the area’s premier residential developments, set within approximately 50 acres of mature communal grounds and gardens which provide a truly exceptional environment rarely found within apartment living. Residents enjoy exclusive use of an indoor swimming pool, sauna, floodlit tennis court and private 9-hole golf course, together with beautifully maintained lawns, woodland walks and peaceful seating areas throughout the estate. The property further benefits from its own garage together with private allocated parking.

The development is ideally situated within easy reach of both Godalming and Witley, with Witley mainline station providing direct services to London Waterloo. The surrounding Surrey Hills countryside offers exceptional walking, cycling and riding opportunities, whilst nearby Godalming provides an excellent selection of shops, restaurants, cafés and everyday amenities together with highly regarded local schools and convenient access to the A3 linking London and the South Coast.

