

PRIORS WOOD LODGE

GODALMING • SURREY

PRIORS WOOD LODGE

PRIORSWOOD, COMPTON, GUILDFORD, SURREY, GU3 1DR

Set within a picture perfect lodge house with quintessential fish scale tiles and beautiful stone work, the expansive layout of this exceptional period property has been carefully recreated into a hugely fluid contemporary home. Sitting harmoniously within the original bones of the building, a succession of light filled rooms combines with double height and vaulted ceilings to produce an enviable sense of space, while refined design themes offer a subtle feeling of luxury.

Filling your gaze with glorious views of the garden, twin sets of French doors in each of the main living spaces allow daily life to filter outside at every opportunity. Sophisticated yet still utterly homely, a wonderful sitting room gives you every chance to relax and spend quality time together. The tones of a wood floor lend warmth to the soft pale colour scheme, and whilst elegant cabinetry sits within a chimney breast alcove the working fireplace with its reflective burnished metal surround lends a traditional focal point.

Across the hallway the considered design of this home elevates from it others. Beneath a magnificent double height ceiling a voluminous kitchen/dining room stretches out before you generating an outstanding wow factor. With an abundance of light filtering in from high skylights and the industrial architecture of a steel staircase leading up to the galleried gantry landing above, this is somewhere that everyone will naturally gravitate towards at any time of the day or night. The supreme kitchen is fully fitted with beautifully crafted wood and gloss cabinetry topped with black granite and finished with first class integrated appliances. A matching central island gives delineation to the open plan dimensions, while the French doors of the dining area make it irresistibly easy to enjoy al fresco entertaining. An adjoining utility room keeps laundry appliances hidden from view and gives easy access to the integral double garaging.

Follow the staircase up to the first floor and you'll discover the exposed timber beams of an expansive lounge area and fitted gym with a tremendous vaulted ceiling. Superbly conceived and perfectly lit by a wealth of additional skylights with leafy vistas, this large open space produces a host of possibilities.

Explore further along the hallway on the ground floor and you'll discover a peaceful study opening into a play room, while a bedroom and bathroom provide versatile accommodation for guests or multi-gen households.

A second staircase leads the way the up to the dedicated bedroom wing of the first floor where the tasteful aesthetics continue in each room. Three double bedrooms are ideal for a growing family and flexible to your needs, and whilst one has a discerning en suite cloakroom together they share a notable family shower room.

Outside

Tucked back from Priorsfield Road behind a sweeping gravel driveway and the foliage of majestically tall trees, this exemplary detached home instantly captures your imagination. The hung fish scale tiles, canopied entrance and traditional stone work of its double fronted facade retain a wealth of charm and character, while integral double garaging with ruby red doors sits beneath blackened timber cladding.

The abundance of greenery reaches around to the rear culminating in an enchanting south-west facing garden that lends an idyllic backdrop to the house. Backing onto Priorswood and bordered by an immense array of mature trees and shrubs that prompt a cherished level of privacy and seclusion, an expansive lawn gives you every opportunity to take a leisurely stroll in the summer sun. Its commendable dimensions (c. 0.75 acres) easily accommodate children's play area and dipping pool without encroaching on the English country garden feel.

The French doors of the sitting room and kitchen/dining room open up to connect you with a brilliantly broad patio framed by palm trees and flowering shrubs. Ideally sized this heavenly space gives a choice of spots to enjoy al fresco entertaining in the sunshine or to escape from the heat and dine in the dappled shade of a timber pergola with its elegant Wisteria vines. A curved path leads down to an orchard of fruit trees that enhance the tranquil feel further still, while a timber store room sits hidden from view.



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ACCOMMODATION & SPECIFICATION

Exceptional detached period lodge house next to Priors Wood * Beautiful large hugely secluded south-west facing gardens * The perfect blend of period charm and contemporary architecture * Integral double garaging and sweeping gravel driveway * Refined sitting room with working fireplace and French doors to the patio * Magnificent kitchen/dining room with double height ceiling * Galleried gantry landing leading to spacious lounge/gym with a vaulted ceiling * Four equally impressive bedrooms and two bath/shower rooms * Additional study and playroom * Rarely available prized location within easy reach of local schools, commuter routes and mainline stations *






PELOTON


SMILE




you me bed now


you me bed now









LOCATION

Godalming is a unique Saxon town over 1200 years old, with interesting old coaching inns, churches and museums. There is a wide variety of pubs and restaurants suiting all tastes and pockets, shops, many in buildings that are over 500 years old, as well as two superstores (Waitrose and Sainsbury's) at the lower end of the town near the historic River Wey and the Wey Navigation Canal, the oldest in the world. The A3 dual carriageway at Compton provides links to London and the South Coast as well as to the M25 at Wisley (junction 10) to Heathrow and Gatwick airports.

PROXIMITY

Godalming	4 miles
Guildford	5 miles
Haslemere	11 miles
Goodwood/Chichester	31 miles
Brighton	46 miles

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	Exempt
Council Tax Rating	G
Local Authority	Guildford Borough Council
Services	Mains water and drainage, electricity, gas fired central heating to radiators







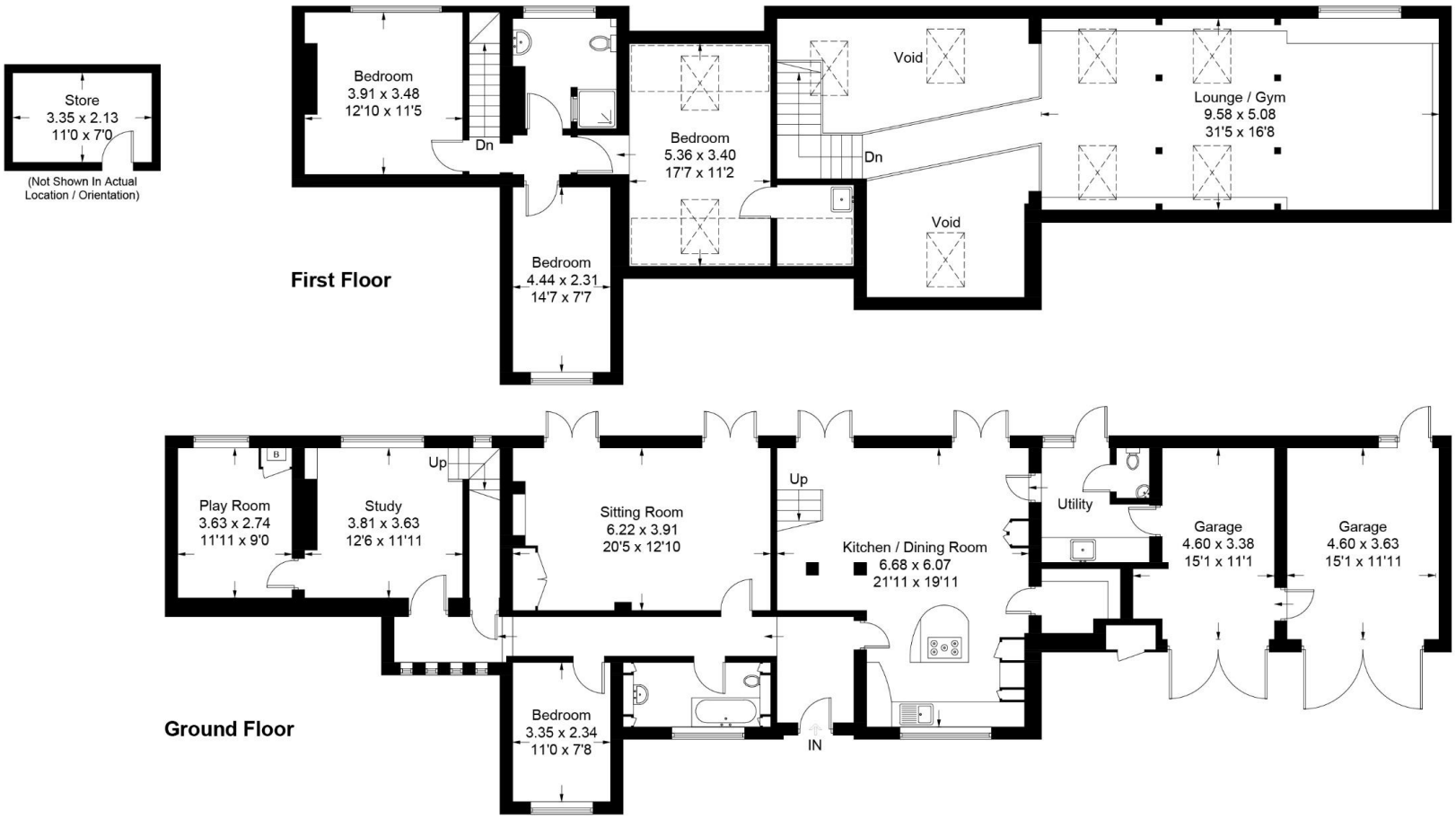




Approximate Gross Internal Area = 283.8 sq m / 3055 sq ft
(Excluding Void)
Outbuildings = 7.9 sq m / 85 sq ft
Total = 291.7 sq m / 3140 sq ft

= Reduced headroom below 1.5m / 5'0

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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 decisions reliant upon them. (ID980309)

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