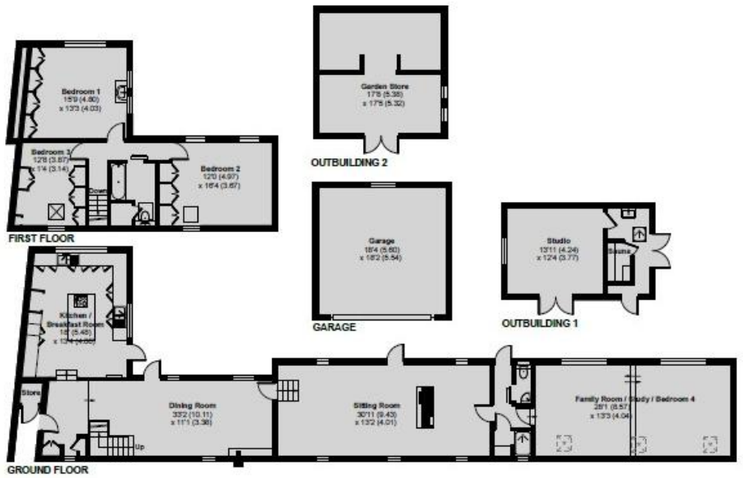
Seymours

Charles Hill Farnham Road, Elstead, Godalming, GU8

Denotes restricted head height

Approximate Area = 2133 sq ft / 198.1 sq m
Garage = 334 sq ft / 31 sq m
Outbuildings = 571 sq ft / 53 sq m
Total = 3038 sq ft / 282.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Seymours Estate Agents. REF: 1295112

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	D	3038	4.4 miles	Band C	N/A	N/A

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



3 Charles Hill, Farnham Road, Elstead, GU8 6LE

£900,000 Freehold

Utterly unique countryside home with immense character and over 3,000 sq. ft of internal and outbuilding space. Tucked away in a leafy Elstead setting, this distinctive home blends rustic charm with scope for modernisation. With exposed timbers, vaulted ceilings, a choice of reception rooms and flexible family living space, it opens onto a large garden and includes a separate studio with sauna, detached garage and two further outbuildings.





Seymours

Your property partner for life

Tucked discreetly back from the road in an unspoilt rural setting near Elstead, this striking period home is unlike anything you'll find on the market. Rich in character and steeped in potential, it unfolds across an expansive 2,133 sq. ft layout with a further 571 sq. ft of outbuildings offering additional space for hobbies, guests or home working.

From the moment you arrive, the historic charm of property is apparent in its stone and brick elevations, climbing greenery and clay tiled roof. At the far end, large brick patios provide several idyllic spots to sit out and enjoy the peaceful surroundings. The property boundary runs alongside a nature reserve, and the surrounding area is made up of Forestry Commission land, providing direct access for walking, running, and exploring the open countryside.

Inside, original features are proudly retained throughout. The heart of the home is a large, double aspect sitting room with exposed ceiling beams, tiled floor and log burners which are self-sustained with logs from the woodland in the garden. The generous scale continues across the ground floor, with a dedicated dining room, an additional family room/study with dual access and a flexible layout, and a country-style kitchen/breakfast room complete with wooden cabinetry, feature island, and garden views.

There is also a ground floor room offering excellent potential as a bedroom, complete with its own separate en-suite toilet and shower room – ideal for guests or multi-generational living.

Upstairs, the principal bedroom is a tranquil retreat with built-in wardrobes, leafy outlooks, and ample space to unwind. Two further double bedrooms, each with character features and dormer windows, are served by a traditionally styled bathroom with wood panelling, a skylight, and decorative tiling.



Occupying a generous plot, the property sits well back from the road and enjoys a secluded setting framed by mature trees and greenery. The rear garden is a broad open canvas, with a large paved terrace, gently sloping lawn, and two detached outbuildings. One houses a charming timber-clad studio complete with its own sauna – a perfect wellness retreat, creative workspace or guest annexe.

A further outbuilding offers superb storage options, while the detached double garage adds practicality for parking or workshop use, and includes an electric car charging point. There is also potential for further parking in two areas off the lane – one to the right before the neighbour's shed/garage, and one to the left at the end of the house. These would require some clearing and landscaping but offer excellent scope.

Whether you're looking for a countryside lifestyle, multigenerational home, or an inspiring renovation project, this home presents endless opportunities to create something truly special.









