



LORIEN

WORMLEY • GODALMING

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PETWORTH ROAD, WORMLEY, GODALMING, SURREY, GU8 5TR

Occupying a picturesque plot of approximately 1.55 acres comprising idyllic gardens and private woodland, Lorien enjoys a classically elegant presence and an exceptional level of privacy. Set well back from the leafy surroundings of Petworth Road, the property is approached via an impressive carriage driveway that creates a wonderful sense of arrival and provides extensive parking.

Internally, the home unfolds across a naturally flowing and highly versatile layout, centred around a trio of well-proportioned reception rooms that offer excellent flexibility for both family living and entertaining. In addition, a detached games room with ensuite facilities provides a valuable ancillary space, ideal for leisure, guest accommodation or working from home. Completing the picture, the integral double garage offers further practicality, with scope for a variety of uses alongside additional parking and storage.

Dating back to 1928, the architecture of a picture-perfect facade with hung tiles and chimney stacks retains a wonderful measure of its original character, while inside the classic rooms enjoy wonderful vistas of the gardens.

With a lovely degree of sunlight filtering gently in via gloriously wide leaded bay windows, a generous sitting room has the flexibility to cater to your own needs. Currently incorporating a large home office/study area, as well as a dining table within the bay, it has the focal point of a stone clad fireplace and plenty of room in which to relax and unwind. Venture further and to the rear you'll discover a duo of interconnecting reception rooms that sit in perfect harmony with the enchanting gardens. French doors in each allow the landscaped terracing outside to become an easy flowing extension of the house and the gardens lend a mesmeric backdrop that captures and holds your gaze.

Perfect for spending quality time together, the family room has a supremely restful feel, pairing a soft subtle palette with the eternal grace of picture rails. Equally refined, the double aspect formal dining room echoes the sense of light and space with an expanse of leaded glazing and proportions that easily accommodate a central dining table. The blissful outlooks continue across the hallway into a double aspect kitchen/breakfast room, wrapped in elegant Shaker-style cabinetry. Honey-toned countertops match the classic wooden knob handles of the cabinets; a traditional tile motif sits above the cooking area while a cottage-style door with wrought iron detailing gives handy side access to the gardens. A central breakfast table area is a great spot to sit with a morning coffee and plan the day ahead.

A refined ground floor coat alcove, enhanced by a feature window, sits neatly alongside the cloakroom, creating a welcoming and well-considered space for guests. The integral double garage provides generous storage and practical everyday functionality, whilst potentially offering scope to convert into additional accommodation if required. Naturally, this would be subject to legal and local authority consent. With sunlight filtering down from above, the rich timber tones of the staircase lead the way up past a magnificent leaded window to a first floor. Four double bedrooms, and a fifth single bedroom, are well-proportioned and enjoy outlooks across the gardens that brim with colour and greenery. Sitting peacefully to one end of the hallway, the excellent main bedroom with a wide bay window has the added advantage of an en-suite bathroom whose heritage suite is sympathetic to the history of the house.

Teenagers will undoubtedly adore the sizable proportions and feel of a double aspect second bedroom with fitted wardrobes and a deep recessed store cupboard. A third bedroom has fitted wardrobes of its own and together with the additional two, these four family-friendly rooms share a traditional bathroom with a modern L-shaped bath and tiled setting. Landing storage and a separate WC complete the layout.



CONTACT: STEWART PALMER
116-118 HIGH STREET, GODALMING, SURREY, GU7 1DJ

01483 420 555
STEWART@SEYMOURS-GODALMING.CO.UK





ACCOMMODATION & SPECIFICATION

**Distinguished period residence set within approximately 1.55 acres of mature gardens and private woodland * Elegant 1920's architecture retaining significant character and timeless appeal * Expansive carriage driveway and integral double garaging providing extensive private parking * Three beautifully proportioned reception rooms offering exceptional versatility * Impressive family room and formal dining room with direct garden access * Bright kitchen/breakfast room with classic Shaker-style cabinetry and garden outlooks * Five well-balanced bedrooms including a principal suite with en-suite bathroom **

** Detached games room with vaulted ceiling and en-suite, offering excellent potential **

** Established English country gardens with terrace, lawns, vegetable garden and greenhouse**





EXTERIOR

Prompting an immediate sense of privacy, the graceful frontage of Lorien evokes the charm of a bygone era with a carriage driveway that reaches around the leafy foliage of an established central island. Raised borders of mature shrubs and hedgerows subtly keep you hidden from passers-by with their evergreen foliage and the commendable footprint lends a cherished distance from the world outside. Integral double garaging adds to the exceptional amount of private off-road parking.

However, it is perhaps at the rear that you'll truly see what makes this period home so special. A heavenly retreat that beguiles and enchants, the grounds are a beautiful example of a quintessential English country garden and stretch extensively down to the statuesque trees of your own private woodland.

Step out from the family and dining rooms onto a brilliantly broad and secluded stone paved patio and you'll find every excuse to enjoy al fresco dining or simply sit and admire your surroundings. Expansive lawns stretch out before you taking in a plethora of fully stocked borders on their way to a dedicated vegetable garden with a greenhouse in situ.

A timber summerhouse sits in dappled shade proffering a peaceful hideaway, the clever delineation of each section of lawn gives its own charm and the lawns tempt you to a stroll down to the woodland and while away hours in a truly magical place.

With an open covered porch forming an attractive entrance, the detached games room features a high vaulted ceiling and is complemented by an en-suite shower room. The space now offers clear scope for updating, providing an excellent opportunity for a buyer to personalise and add value. A destination that all ages will gravitate to and supplies the option to become a dedicated home office, gym or guest room if preferred.

Nestled among the trees, a detached outbuilding with open stores serves as a functional storage space, with opportunity for enhancement.

LOCATION

Lorien enjoys an enviable position within one of South West Surrey's most cherished villages. Set back from the Petworth Road (A283), the property benefits from both privacy and convenience, with Witley mainline station approximately a five-minute walk away, offering direct services to London Waterloo, while the picturesque market town of Godalming is only a few miles away, combining peaceful, rural charm with excellent connectivity to the broader South East.

Wormley is a historic, close-knit village surrounded by rolling countryside and classic Surrey landscapes, prized for its period homes and serene setting, yet still within easy reach of local amenities, outstanding schools and transport links. Properties in this postcode consistently reflect the desirability of the area, with strong demand for the mix of village tranquillity and commuter-friendly access to Guildford and London.

Petworth Road, Wormley, Godalming, GU8

Approximate Area = 2270 sq ft / 210.8 sq m

Garage = 301 sq ft / 27.9 sq m

Outbuildings = 368 sq ft / 34.1 sq m

Total = 2939 sq ft / 272.8 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 2026. Produced for Seymours Estate Agents. REF: 1401632



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PRESTIGE HOMES





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116-118 High Street, Godalming, Surrey, GU7 1DJ
01483 420 555
stewart@seymours-godalming.co.uk
www.seymours-estates.co.uk

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