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DOWNDERRY

BUSBRIDGE • SURREY

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RAMSDEN ROAD, BUSBRIDGE, SURREY, GU7 1QE

Occupying a generous and notably wide plot approaching 0.25 acres on one of Busbridge's most sought-after residential roads, Downderry is a substantial period home extending to over 4,000 sq.ft of accommodation, in addition to a double garage. A much-loved family home for over six decades and, we believe, offered to the market for only the second time, this represents a truly rare opportunity for its next custodian to restore and enhance a house of genuine scale in a highly regarded Godalming location.

Conveying a strong sense of presence, proportion and architectural integrity, Downderry is set back from the road behind a traditional boundary wall, with its handsome façade giving little indication of the impressive volume of accommodation within.

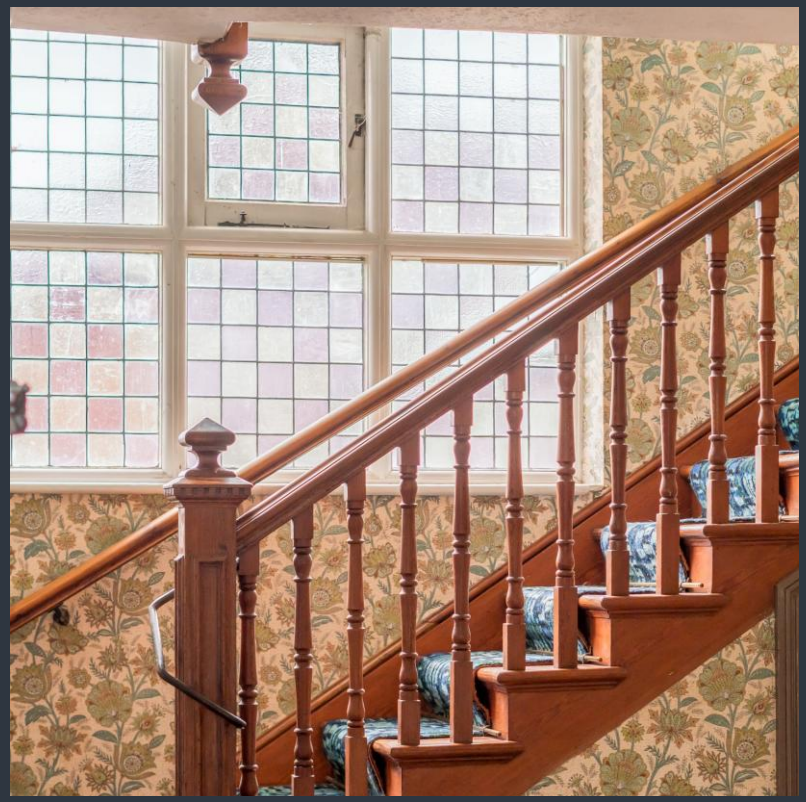
A covered porch opens into a vast and impressive reception hall, from which the principal ground floor rooms unfold with a wonderful sense of balance and flow. The main drawing room is a particularly striking space, generously proportioned and defined by high ceilings, large bay windows, wide timber floorboards and a fireplace that forms a natural focal point.

Alongside, a substantial double-aspect dining room, with original fireplace, extending to almost 26ft is ideally suited to formal entertaining. The ground floor continues through to a smaller kitchen with adjoining utility room and a separate family room. Collectively, these spaces offer enormous scope, potential and flexibility for reconfiguration, should a buyer wish to create a larger, more open-plan and contemporary layout, subject to expert advice and all necessary consents.

The lower ground floor provides cellar rooms offering further potential, whether for storage, a wine cellar or future conversion, again subject to the usual consents.

Rising through the house, the upper floors deliver an exceptional amount of bedroom accommodation. The first and second floors together provide nine bedrooms, complemented by an additional room currently used as a study, along with bathroom facilities. Many rooms retain original detailing, enjoy generous proportions and benefit from attractive outlooks across neighbouring gardens, reinforcing the prevailing sense of space and light throughout. While the accommodation is currently functional, it offers an outstanding blank canvas for comprehensive modernisation.

Throughout, the overriding impression is one of scale, solidity and opportunity – a home where thoughtful investment has the potential to unlock something truly special.



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ACCOMMODATION & SPECIFICATION

* Substantial period home over 4,000 sq.ft plus double garage * Wide plot of around 0.25 acres on a sought-after Busbridge road *
* Family owned for over 60 years; believed second time on the market *
* Grand reception hall with elegant principal rooms * Drawing room with bay window, timber floors and fireplace * 26ft double aspect dining room and fireplace* Kitchen/breakfast/family and utility rooms offering scope to merge and create a much larger open plan contemporary space, subject to expert advice and all necessary consents * Cellar rooms offering further potential * Nine bedrooms, plus study * Two bathrooms and three cloakrooms * Huge loft space * Private mature gardens with disused pool * Double garage and private driveway * Significant scope to modernise and reconfigure (STPP) *
* Close to schools and green space * Town centre and mainline station c.0.5 miles * No ongoing chain *













EXTERIOR

The mature plot centres around a broad lawn framed by established planting and trees, creating a private and secluded setting. A paved terrace leads to a disused outdoor swimming pool, an increasingly rare feature that offers considerable lifestyle appeal once renovated. Nearby, a timber outbuilding provides further flexibility and, subject to local authority consent, could be replaced with a home office, pool house or studio.

A double garage adjoins Downderry and is approached via its own private driveway, further enhancing the practicality of the property.

LOCATION

Ramsden Road in Busbridge is a highly regarded residential area on the southern side of Godalming, valued for its village feel and strong sense of community. Families are particularly drawn to the area for its proximity to Busbridge Infant and Junior Schools, St Hilary's Preparatory School and Godalming College, together with local green space at Holloway Hill Recreation Ground, home to the popular Howling Owl bar/café. Via Holloway Hill, Godalming town centre lies approximately 0.5 miles away, with the mainline station around 0.60 miles distant, providing regular services to London Waterloo and making the area particularly appealing for commuters.

The surrounding countryside of the Surrey Hills Area of Outstanding Natural Beauty lies close at hand, offering extensive walking, cycling and riding opportunities, while road connections are excellent, with the A3 providing swift access to Guildford, London and the south coast. Overall, the location combines everyday convenience with access to green space and a highly desirable town-centre lifestyle.

A viewing is highly recommended to fully appreciate the scale, potential and rarity of Downderry. It is a sizeable project for the next buyer, but one where significant rewards await those willing to invest time, care and vision. Offered with no onward chain.

SERVICES

Tenure	Freehold
EPC Rating	H
Council Tax Rating	Band E
Local Authority	Waverley Borough Council
Services	Mains water, drainage, electricity and oil-fired boiler to radiators





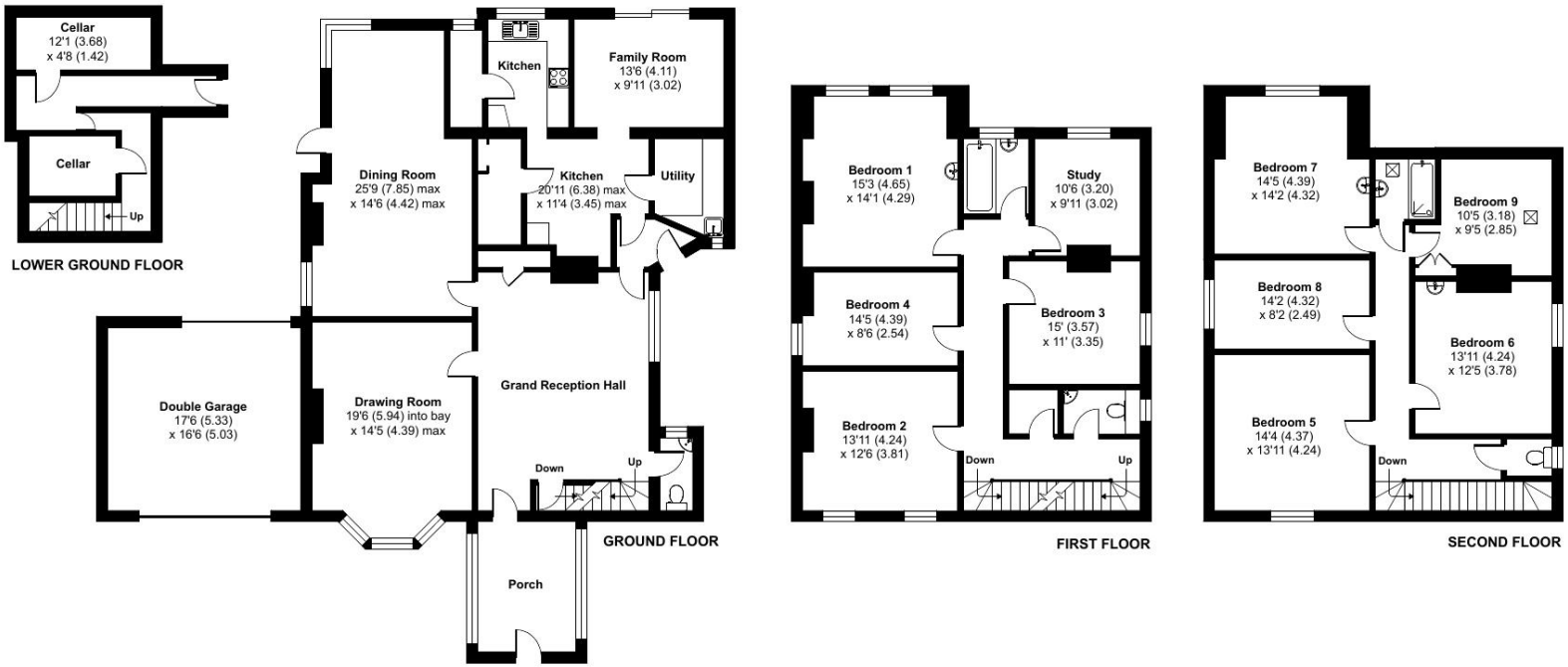






Ramsden Road, Busbridge, Surrey, GU7

Approximate Area = 4048 sq ft / 376.1 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 4342 sq ft / 403.4 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: 1388948

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