

FLAT 5, BUSBRIDGE HALL

GODALMING • SURREY

FLAT 5, BUSBRIDGE HALL
HOME FARM ROAD, GODALMING, SURREY, GU7 1XG

Set within the impressive surroundings of Busbridge Hall, this substantial four-bedroom penthouse apartment offers approximately 2,039 sq.ft of beautifully proportioned accommodation arranged across the top two floors of this striking Edwardian mansion. Combining the scale and character of a period country house with the convenience of apartment living, the property enjoys an exceptional setting within approximately 15 acres of established communal grounds, together with a tennis court and secure gated parking.

The accommodation is approached via the communal entrance to Busbridge Hall, with the apartment opening into a central hallway from which the principal first-floor rooms are arranged.

Undoubtedly one of the highlights is the magnificent drawing room, measuring approximately 23'4 x 23'1. This exceptionally generous reception room has a wonderful sense of scale, with high ceilings, period detailing and a broad curved bay incorporating an impressive arrangement of windows. There is ample room for several seating areas, making this an equally impressive space for everyday living and entertaining.

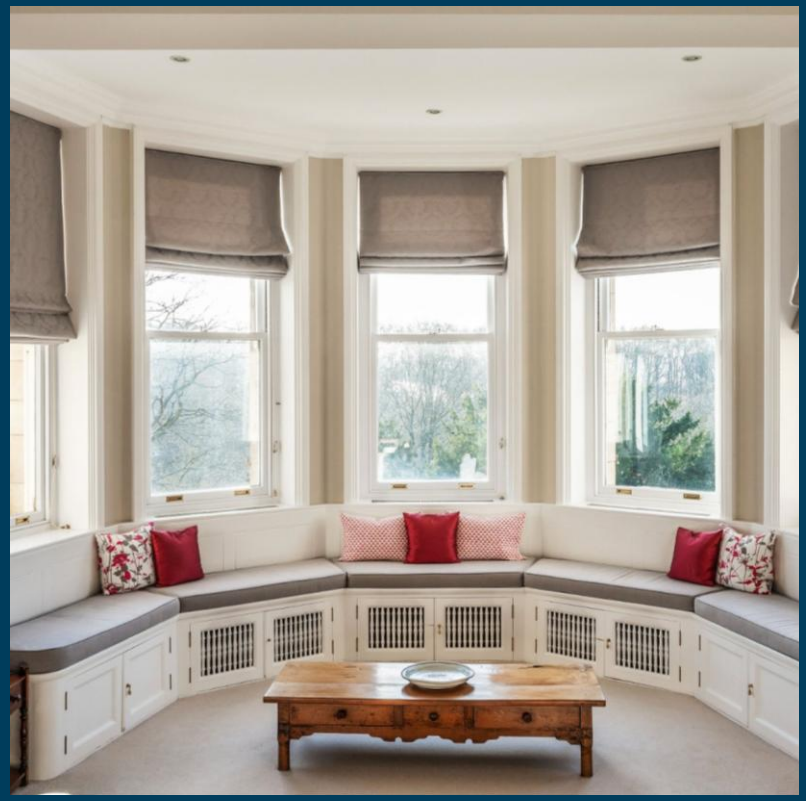
Adjoining the drawing room is the kitchen/dining room, creating an easy flow between the main living spaces. Measuring approximately 18'8 x 9', the room provides space for a dining table and is fitted with a range of cabinetry and work surfaces, while timber flooring brings warmth to the room. Multiple windows provide attractive outlooks and reinforce the feeling of being surrounded by the Hall's established grounds.

Also positioned on this floor is a particularly generous double bedroom measuring approximately 18'9 x 12'2, complete with its own bathroom facilities, making it ideal as a guest suite or an alternative principal bedroom.

Stairs rise to the upper floor, where the accommodation becomes particularly individual. The principal bedroom is an outstanding space, extending to approximately 29'4 in length and occupying a prominent position within the upper floor. Its vaulted rooflines add considerable character, while glazed doors open directly onto a substantial private roof terrace measuring approximately 15'9 x 12'7. This creates a wonderful outdoor extension to the bedroom and an unusual feature for an apartment of this type.

The principal bedroom is complemented by its own bathroom, while two further bedrooms and an additional shower room provide excellent flexibility for family, visiting guests or those requiring dedicated home-working space. A separate boiler room and particularly useful storage room complete the accommodation, adding a level of practicality rarely associated with apartment living.

The setting of Busbridge Hall is every bit as impressive as the apartment itself. The building stands within approximately 15 acres of beautifully established communal gardens and grounds, with sweeping lawns, mature specimen trees and woodland creating an exceptionally attractive environment. Residents also have the use of a tennis court, while secure gated parking provides further convenience.



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ACCOMMODATION & SPECIFICATION

Exceptional four-bedroom penthouse apartment * Over 2,000 sq.ft of impressive accommodation * Occupying the top two floors of Busbridge Hall * Magnificent 23ft drawing room with period character * Superb 29ft principal bedroom with en-suite * Private roof terrace with far-reaching outlooks * Set within approximately 15 acres of beautiful communal grounds * Residents' tennis court within the grounds * Secure gated parking and useful additional storage * Prestigious setting on the rural outskirts of Godalming *













LOCATION

Busbridge Hall occupies a highly regarded position on the rural outskirts of Godalming, combining a peaceful setting with excellent access to the town. Godalming offers a comprehensive range of shops, cafés and restaurants, together with a mainline railway station providing services to London Waterloo. There is an excellent selection of schools nearby, including Busbridge School, St Edmund's and Godalming College, while the surrounding Surrey countryside provides plentiful opportunities for walking, cycling and riding. Guildford is also readily accessible, as is the A3 for connections towards London and the south coast.

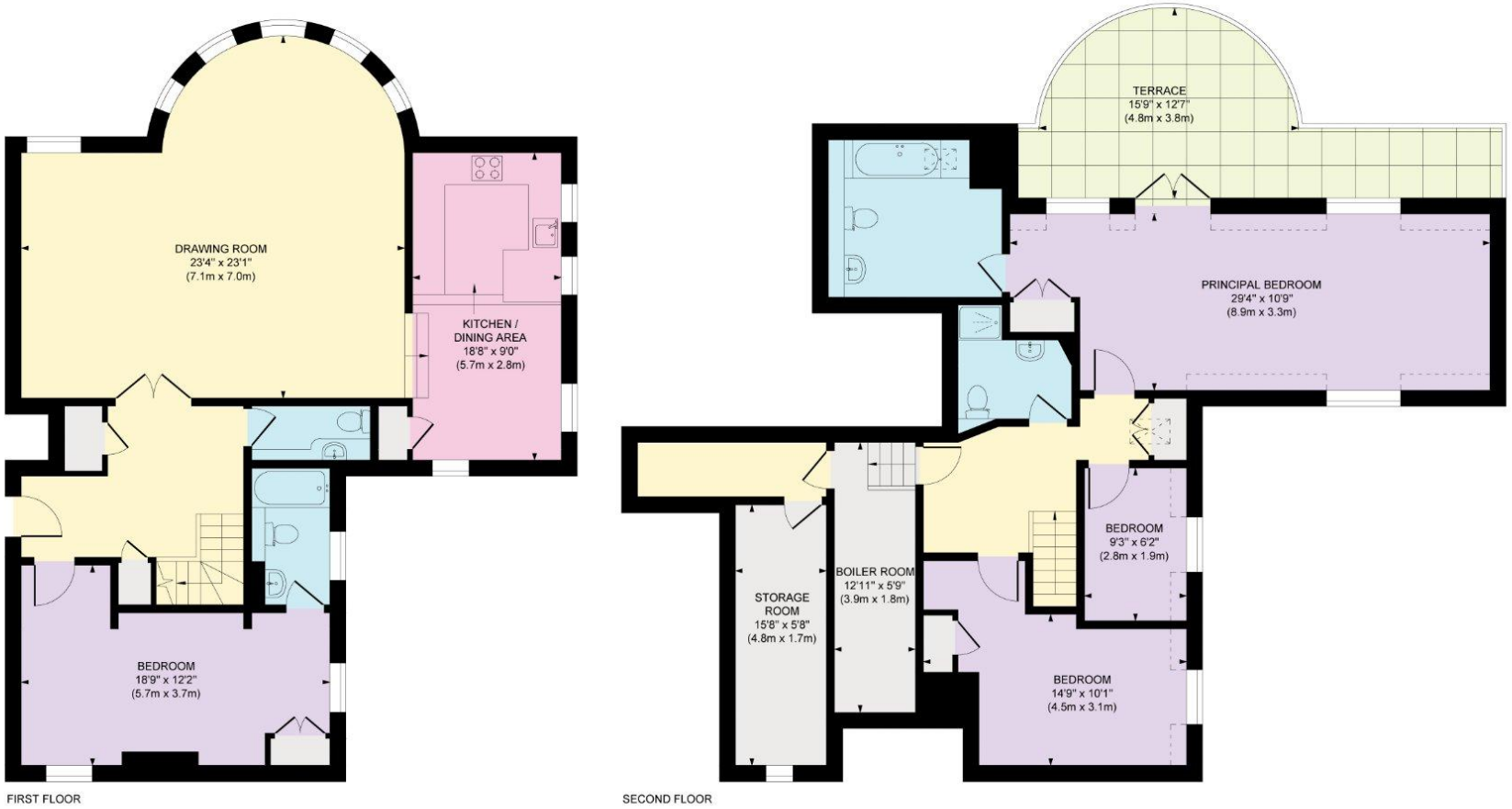
PROXIMITY

Godalming	2 miles
Guildford	6 miles
Haslemere	10 miles
Goodwood/Chichester	28 miles
Brighton	42 miles

SERVICES & LOCAL AUTHORITY

Tenure	Share of Freehold
Remaining Lease	979 years (published October 2026)
Service Charge	£7,239 PA – includes insurance and maintenance of communal areas and gardens.
EPC Rating	E
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, electricity, drainage and gas fired central heating.

Approximate Gross Internal Area
2039 sq. ft / 189.42 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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