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NORTHCOTE

WITLEY • GODALMING

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GEORGE ELIOT CLOSE, WITLEY, GODALMING, SURREY, GU8 5PQ

Northcote is an exceptional six-bedroom detached Victorian residence of considerable character and charm, offering beautifully proportioned family accommodation, magnificent established gardens and outstanding recreational facilities, including a heated outdoor swimming pool and tennis court. Extending to approximately 3,608 sq ft, excluding the garaging, this handsome family home combines the architectural elegance of its period origins with the versatility required for modern family living.

Approached across an extensive gravelled driveway, Northcote immediately impresses with its attractive Victorian façade, distinctive black-and-white timber detailing and projecting bay window. The entrance opens into a welcoming reception hallway, where beautiful geometric Victorian-style floor tiles, decorative wall panelling and an elegant staircase with turned timber newel post establish the character that continues throughout the house. The central hallway provides access to the principal reception rooms and kitchen accommodation.

The magnificent drawing room is a particularly impressive reception space with beautiful herringbone parquet flooring, decorative cornicing and an elegant feature fireplace with ornate tiled inset create a wonderfully refined setting. Bespoke fitted cabinetry and bookshelves flank the fireplace, whilst a broad bay window provides attractive views across the gardens and swimming pool. Generously proportioned, this is a superb room for both formal entertaining and relaxed family gatherings.

The heart of the home is undoubtedly the spacious kitchen/breakfast room, designed around a substantial central island with polished dark worktops, integrated gas hob and breakfast bar seating, the kitchen features an attractive range of painted Shaker-style cabinetry, complemented by integrated cooking appliances, an American-style fridge/freezer and generous preparation and storage space. Pale stone-effect tiled flooring extends throughout, creating a practical and cohesive finish, whilst recessed ceiling lighting adds a contemporary touch. French doors open directly onto the garden terrace, providing a wonderful connection between the kitchen and outdoor entertaining areas.

A useful walk-in larder adjoins the kitchen, whilst a separate utility room provides additional fitted cabinetry, work surfaces and laundry facilities, together with double doors opening onto the outside.

Beyond the central hallway, two further versatile reception rooms include a comfortable family/sitting room with direct garden access and a generously proportioned study, featuring attractive parquet flooring, a character fireplace with decorative tiled inset and glazed double doors opening outside. A ground-floor cloakroom and useful cellar provide additional practicality and storage.

The first floor continues the property's sense of space and period charm, with a central landing leading to six well-proportioned bedrooms and four bath/shower rooms. The impressive principal bedroom enjoys fitted wardrobes, attractive garden views and an en-suite bathroom, whilst the generously sized second bedroom also benefits from en-suite facilities. Three further versatile bedrooms are served by a beautifully appointed family bathroom, featuring a freestanding roll-top-style bath, separate shower enclosure and contemporary vanity cabinetry. Traditional sash-style windows, decorative cornicing and character fireplaces in selected rooms further enhance the elegant accommodation.

Outside

The magnificent south-facing gardens are an exceptional feature of Northcote, offering a wonderful combination of expansive lawns, mature trees, established planting and beautifully arranged outdoor entertaining areas. The grounds provide a picturesque setting for family life, with attractive views back towards the house and its distinctive Victorian architecture.



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Adjoining the property, a substantial paved terrace, surrounded by mature planting, provides an inviting setting for alfresco dining and entertaining, with direct access from the kitchen and garden-facing reception rooms.

A particular highlight is the heated outdoor swimming pool, set within a paved surround and a full-sized tennis court offers further opportunities for sporting enjoyment, whilst sweeping lawns, mature specimen trees and secluded garden areas create a beautiful setting for outdoor living.

To the front, an extensive gravelled driveway provides generous off-road parking for numerous vehicles, complemented by a spacious garage and an adjoining carport.

CONTACT: IAN BOND
116-118 HIGH STREET, GODALMING, SURREY, GU7 1DJ

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

















ACCOMMODATION & SPECIFICATION

Impressive six-bedroom detached Victorian residence * Approximately 3,608 sq ft of characterful accommodation * Four versatile reception rooms with elegant period features * Superb kitchen/breakfast room with central island * Beautiful parquet flooring, feature fireplaces and sash windows * Six generous bedrooms and four bath/shower rooms * Magnificent south-facing gardens with expansive lawns * Heated outdoor swimming pool and tennis court * Extensive driveway parking, spacious garage and carport * Desirable Witley setting close to schools, amenities and stations *


KIRKLAND





















LOCATION

Northcote enjoys a peaceful and highly desirable position within the popular Surrey village of Witley, surrounded by beautiful countryside whilst remaining conveniently placed for everyday amenities and excellent transport connections. The village offers a selection of local shops, traditional public houses and essential services, whilst nearby Milford provides further amenities, including the popular Secretts Farm Shop. The picturesque market town of Godalming is also within easy reach, renowned for its attractive High Street, independent boutiques, cafés, restaurants and leisure facilities.

The area is particularly well regarded for its choice of state and independent schools, including Witley Infant School, The Chandler Junior School, Rodborough, Barrow Hills and King Edward's School, with Charterhouse and other highly regarded schools also accessible.

Milford mainline station is approximately 1 mile away, with Witley station approximately 1.2 miles away, both providing rail connections towards London Waterloo. The nearby A3 offers convenient road access to Guildford, London and the South Coast. For outdoor enthusiasts, the beautiful National Trust-owned Witley and Milford Commons, together with the surrounding Surrey Hills countryside, provide an abundance of scenic walking, cycling and recreational opportunities.

PROXIMITY

Godalming	4 miles
Haslemere	7 miles
Guildford	10 miles
Goodwood/Chichester	26 miles
Brighton	42 miles

LOCAL AUTHORITY & SERVICES

Tenure	Freehold
EPC Rating	E
Council Tax Rating	Band H
Local Authority	Waverley Borough Council
Services	Mains water, electricity, drainage and gas central heating to radiators.





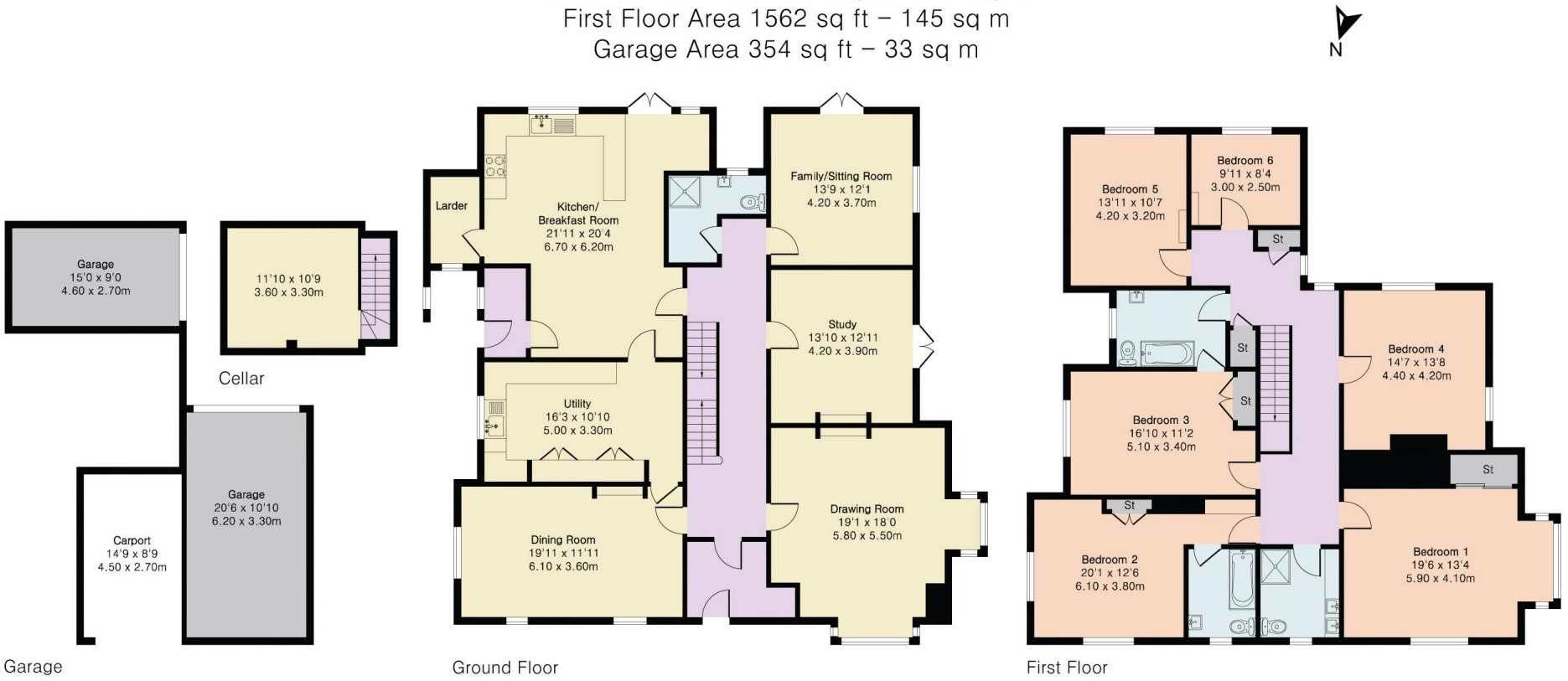






Approximate Gross Internal Area 3608 sq ft - 335 sq m
(Excluding Garage)

Cellar Area 161 sq ft – 15 sq m
Ground Floor Area 1885 sq ft – 175 sq m
First Floor Area 1562 sq ft – 145 sq m
Garage Area 354 sq ft – 33 sq m



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

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