



DEERBRIDGE HOUSE

ELSTEAD • GODALMING

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MILFORD ROAD, ELSTEAD, GODALMING, SURREY, GU8 6LA

Immensely private and yet not cut off, enjoying pastoral views of grounds, gardens and paddocks, Deerbridge House is tucked away and accessed from a long private tree-lined driveway.

Tasteful in its presentation, a beautifully considered layout is currently arranged with a superb and sizeable self-contained annexe. Designed to give privacy and independence to multi generational households, it could very easily be reintegrated into the main layout of the residence, tailored to perfectly suit your own needs.

Behind the canopied entrance of a double fronted facade, with the colour and greenery of established Wisteria a wonderfully sized central entrance hall gives an instant sense of the accommodation's fluidity. The timber tones of an oak staircase give a warming balance to a soft subtle colour scheme while a duo of double aspect reception rooms unfold to either side.

Hugely restful, a notably generous drawing room exudes a peaceful yet inviting feel with a classic wood burner nestling in its fireplace and French doors that encourage you to filter out onto the secluded patio.

Continuing the elegant simplicity of the design scheme, across the entrance hall the admirable footprint of a family/kitchen/dining room creates a fantastic social hub that is inevitably somewhere that all ages of the family will naturally gravitate towards. The textured slate flooring of the hallway flows seamlessly in underfoot lending a sleek contemporary contrast to the quintessential pale Shaker cabinetry that wraps around the kitchen area. Space for a freestanding range cooker and American-style fridge freezer are incorporated within the layout and a matching oak topped central has bar stool seating equally perfect for a morning coffee or pre-dinner glass of wine. The charm of a split stable-style door gives further access to the patio and the dimensions of this open plan space easily accommodate a formal dining area as well as space to sit and catch-up on each other's day.

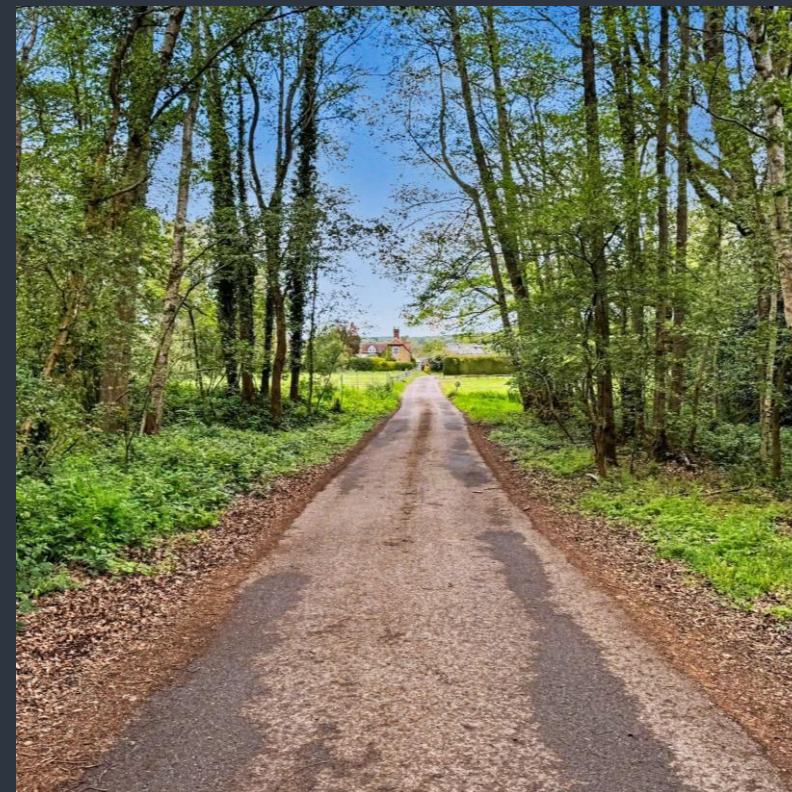
Beyond a further reception room used as a study has scope to be a further bedroom if desired.

A ground floor cloaks/utility room is on-hand for guests and days spent in the gardens.

Upstairs sunlight permeates four double bedrooms filled with idyllic vistas of the greenery outside. The rich floral patterns of an accent wall give a sultry dash of colour to an impeccable principal bedroom with a deluxe en suite that has both a bathtub and double width walk-in shower. Three further double bedrooms generate ample flexibility for family life. Each has fitted wardrobes and the capacity to include desk/study areas. Teenagers will covet the large second bedroom with an en suite of its own, while the additional two share a pretty family bathroom with coastal Cornish blue stripes.

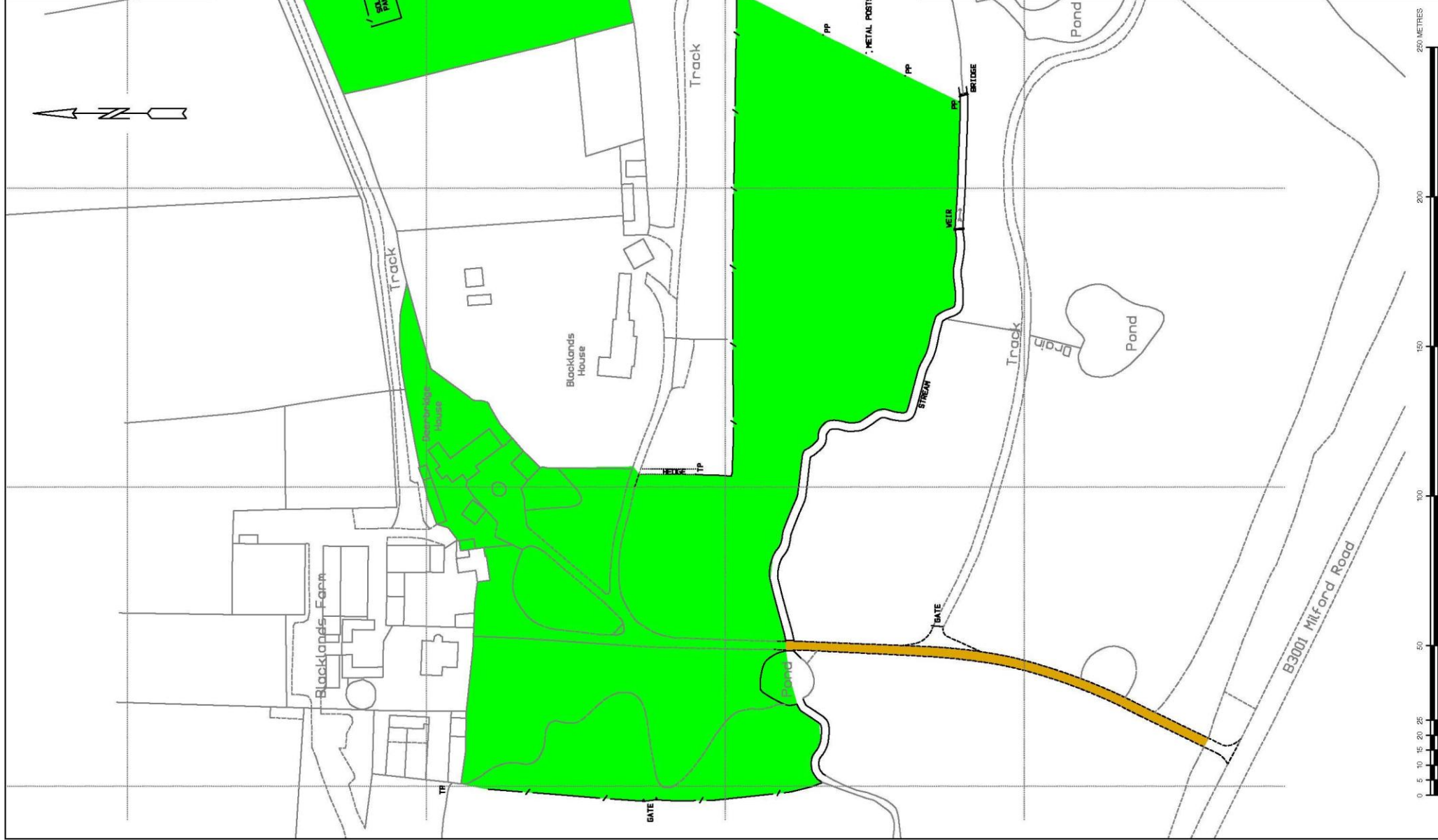
Enhancing the already considerable footprint of this Elstead home (c.3200 sq.ft), the current annexe echoes and rivals the aesthetic of the main accommodation. Its own private side entrance opens onto a ground floor where you'll find a TV room that flows out beneath the shade of a covered patio. A first class Shaker kitchen/breakfast room matches the main house and is fully fitted with integrated appliances such as tower ovens, hob and dishwasher. This stylish modern space connects in turn to a lovely airy sitting room where a brilliantly broad sweep of leaded windows looks out onto the gardens. Upstairs two immaculate double bedrooms each have luxury en suite shower rooms.

It's good to note that the simple reinstatement of Deerbridge House would generate a six bedroom family home with a wealth of incredibly versatile ground floor reception rooms giving everyone their own sense of space and privacy.



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KEY POINTS

Detached country house set back along a long private driveway * Circa 7.25 acres of gardens, grounds and woodland * Paddock with a solar field area * Extensive private driveway, and triple garage/carport * 6 bedrooms, 5 bathrooms * Double aspect kitchen/dining/family room * 4 Further reception rooms, and second large kitchen * Currently split between the main house 2 bedroom annexe * 6 kennels and office/tack room * Scope to buy a further 35 acres of paddocks, woodland and 1000 yds of fishing rights *



OUTSIDE

Travelling past statuesque trees lining the gloriously long private driveway (shared only with Blacklands House and Blacklands Farm House but owned by Deerbridge House) leads to Deerbridge House culminating in a turning circle with a central planter that complements Wisteria vines clambering gracefully across the facade of the house. Together with a series of carports and garaging it supplies a prodigious level of off-road parking.

To the rear, the split stable-style and French doors of the ground floor allow an expansive landscaped patio to become an integral part of the lifestyle on offer, giving you every excuse to step out into the sunshine. Framed by high hedging an established lawn reaches out before you taking you down to the charm of a wishing well. For those who love to entertain, a swimming pool is close at hand encompassed by paving with ample space for seating and al fresco dining.

The dappled shade and enchantment of woodland is just a stroll away and a remote paddock contains the solar field area, enhancing energy efficiency and independence to a country home.

Access is on foot via a right of way from the rear garden and for general maintenance an easement will be formally granted for vehicular access via the track on the south side.

Its seven kennels and separate block of two, a considerable office/tack room gives a host of options for a home-run business. For many years the woodland and kennels have aided gundog training and breeding.

PROXIMITY

Godalming	4 miles
Guildford	9 miles
Haslemere	9 miles
Goodwood/Chichester	27 miles
Brighton	67 miles

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band H
Local Authority	Waverly Borough Council
Services	Mains water, mains electricity and private drainage. Central heating to radiators.

Deerbridge Milford Road, Elstead, Godalming, GU8

Approximate Area = 3189 sq ft / 296.2 sq m (excludes store & carport)

Outbuildings = 653 sq ft / 60.7 sq m

Total = 3842 sq ft / 356.9 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). © n|checon 2026. Produced for Seymours Estate Agents. REF: 1459013





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