



1 Enton Hall

Enton Lane, Godalming,
Surrey GU8 5AW

Set within 50 acres of communal gardens, this striking three bedroom luxury apartment offers expansive accommodation

The nearby A3 (3.2 miles) for travel to London (48 miles) and the South Coast provides a direct link to the national motorway network via the M25 (junction 10) with access to both Heathrow (34.5 miles) and Gatwick (44.8 miles) airports

Witley Station 1.5 miles (London Waterloo 55 minutes), Milford station 1.5 miles (London Waterloo 50 minutes), Godalming Station 3.7 miles (London Waterloo 46 minutes), Guildford Station 10 miles (London Waterloo 38 minutes)

Communal lobby | Drawing room | Dining room
Study | Kitchen/breakfast room | Utility room
Principal bedroom with en suite bathroom
2 Further bedrooms | 2 Bath/shower rooms
(1 en suite) | Private sun terrace | Basement storage
Double garage | Communal gardens/swimming
pool/tennis courts | EPC rating D

About 50 acres of communal grounds

The property

Situated in this spectacular Victoria mansion house built circa 1881, this substantial three bedroom luxury apartment offers expansive accommodation (circa 3,099 sq ft). Arranged over two floors, Enton Hall offers beautifully bright and spacious living accommodation, benefitting from magnificent high ceilings and sizeable sash windows throughout the ground floor. The dining room and study both enjoy access to the private sun terrace, perfect for alfresco dining and entertaining.

Downstairs are three large bedrooms with ample storage space and two of which have en suite bathrooms.

Location

Enton Hall is situated within the idyllic and peaceful location of Enton, about 4 miles south of the historic town of Godalming, nestled between the villages of Milford to the north, Hambledon to the south, Witley to the west and Hydestile to the east. This tranquil and beautiful setting, with its miles of picturesque countryside offers a quiet position; yet has the convenience of the nearby villages. Panoramic countryside surrounds the immediate area and includes, Enton Green, Enton Lakes and Foxall Wood.

The ancient market town of Godalming offers a wide range of individual shops, restaurants, supermarkets and general amenities. Godalming boasts many wonderful locations which include Winkworth Arboretum, famed for its bluebell carpet in the spring and Hydon's Ball, (a National Trust managed, "Area of Outstanding Natural Beauty"). The miles of spectacular surrounding countryside is ideal for walking, cycling and riding. Nearby leisure facilities include West Surrey Golf Club, Milford, Charterhouse and Hurtmore Golf Clubs, along with Godalming Leisure Centre.

The historic town of Guildford is about seven miles north and has a thriving High Street offering an eclectic range of shops and restaurants.

The area is very well served by excellent schools within the state and private sector.





Outside

Approached via a sweeping driveway, Enton Hall has use of the maintained gardens and parkland of about 50 acres incorporating a small private golf course, heated indoor swimming pool and two all-weather tennis courts. The apartment offers wonderful southerly views over its garden and grounds from a private sun terrace, which gives a high degree of privacy. A spacious double garage and outside parking also benefit the property.

General

Services: Mains gas, water electricity and communal drainage.

Tenure: Leasehold. 125 years from 01/10/1995.

Service charge: £546.85 per month

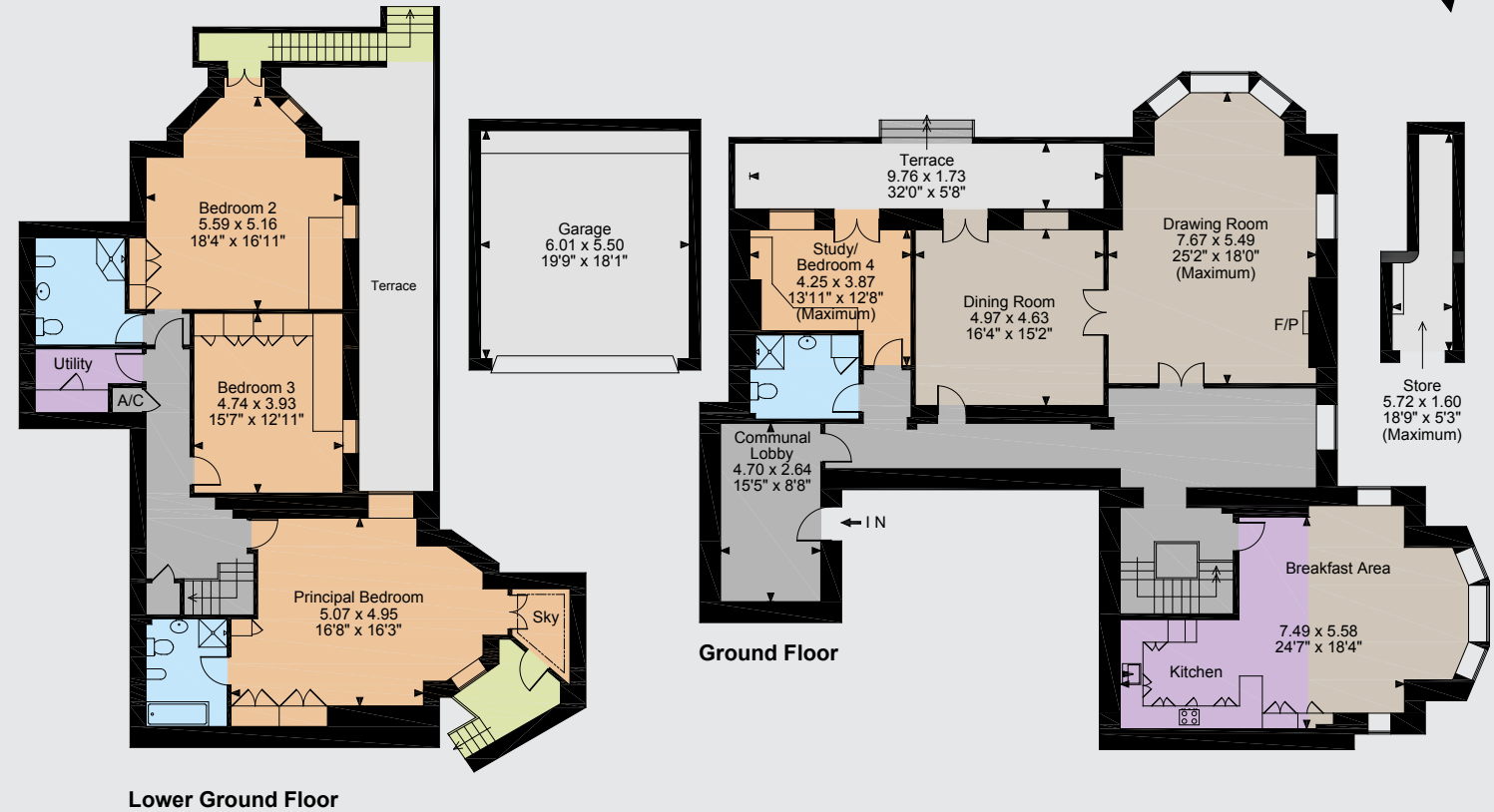
Local Authority: Waverley Borough Council:
01483 523500

Council tax: Band H. Council tax for
2016/2017 £2,750.49





Floorplans
Main House internal area 3,099 sq ft (288 sq m)
Garage internal area 356 sq ft (33 sq m)
Store internal area 73 sq ft (7 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Godalming proceed south towards Milford, and on entering the village, bear left at the mini roundabout onto Church Road, then another left at the roundabout onto Petworth Road (A283). Continue along this road for about 1.7 miles and take a left onto Culmer Lane followed by another left turn onto Water Lane with Enton Lane on the right. Entering Enton Hall estate, proceed to the main hall and the entrance can be found on the right hand side.

Guildford

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