



Hangerfield
Church Lane, Witley, Surrey



A detached six bedroom house with annexe, swimming pool, tennis court, stabling and eight acres in the Surrey Hills

An impressive late-Victorian family home, sensitively combining generously-proportioned rooms and high ceilings with quality fixtures and fittings and elegant décor. It sits in historic gardens, believed to have been designed by Gertrude Jekyll, on the fringes of a sought-after village, near to local amenities, the A3 road network and mainline station.



6 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



DOUBLE GARAGE



8 ACRES



FREEHOLD



RURAL EDGE OF VILLAGE



7,844 SQ FT



GUIDE PRICE £4,000,000



The property

Built in 1888, Hangerfield is a detached family home offering 7,844 sq ft of light-filled, flexible accommodation arranged over four floors. Configured to provide an elegant and practical living and entertaining environment, the property sensitively combines modern amenities with period architecture and features including high ceilings, fireplaces and intricate woodwork including solid oak parquet flooring in the principal reception rooms.

The accommodation flows from a grand reception hall with fireplace, cloaks cupboard and part-galleried oak staircase. It briefly comprises a drawing room with window seating and two fireplaces, a study with bespoke storage and folding doors to an elegant dining room and a kitchen/breakfast room. It has a part-vaulted ceiling with exposed beams, a large bay incorporating three sets of French doors to a Juliet balcony, bespoke wall and base units, a central island with breakfast bar, modern integrated appliances, a seating area with woodburner and an inter-connecting fitted utility room with doors to the front aspect and

integral garage. On the lower ground floor, accessible from the reception hall and kitchen/breakfast room, the property provides a study area, family room with three sets of French doors to the terrace, sitting room/gym, wine cellar, shower room with separate cloakroom and an internal wood store.

On the first floor the property offers a principal bedroom with fitted dressing room and en suite bathroom with Juliet balcony, freestanding rolltop bath and separate waterfall shower, three further bedrooms and two family bathrooms, both with baths and separate showers. A separate staircase leads to the second floor, which houses the property's two remaining bedrooms and a further family bathroom, also with bath and separate shower.

A dedicated staircase from the utility rises to a vaulted annexe bedroom with en suite shower room and useful eaves storage.









Outside

Approached via a gravelled driveway, the property stands within an eight-acre plot of beautifully maintained gardens and grounds, believed to have been designed by Gertrude Jekyll. The grounds feature a variety of seating and lawned areas, well-stocked flower and shrub borders, specimen trees, and a bluebell wood. Leisure amenities include a tennis court, a swimming pool with paved surround, and stone-paved terraces, all ideal for entertaining and al fresco dining, while enjoying panoramic views across the Surrey Hills National Landscape. The grounds also incorporate a stable block with three stalls, a tack room, store, hardstanding, and adjacent pasture extending to around four acres.

Location

Located within the Surrey Hills National Landscape, Witley is a thriving village with a shop, Post Office, church, pub, infant and junior schools, and a large common offering extensive walking and riding. Neighbouring villages such as Milford and Chiddingfold provide additional day-to-day amenities including a doctor's surgery, chemist, butcher, and

further pubs and village stores. Godalming, a historic Saxon town, offers a wide variety of pubs and restaurants, together with excellent shopping facilities including Waitrose and Sainsbury's supermarkets, while comprehensive amenities are also available in Haslemere and Guildford. Transport links are very convenient: Witley station provides direct services to London Waterloo in under an hour, and the nearby A3 connects easily to the south coast, central London, the M25, Heathrow and Gatwick.



Distances

- Milford 2.2 miles
- Chiddingfold 3.5 miles
- Godalming 4.1 miles
- Haslemere 5.0 miles
- Guildford 10 miles

Nearby Stations

- Witley

Key Locations

- Witley and Mare Hill Commons
- Loseley Park
- Guildford Castle

Nearby Schools

- St Hilary's
- Barrow Hills
- King Edward's
- Guildford High School
- St Catherine's School, Bramley
- Longacre School
- Hoe Bridge School
- Cranmore School
- Edgeborough School





 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 728.7 sq m / 7844 sq ft
(Including Garage / Excluding Void)
Outbuildings = 68.1 sq m / 733 sq ft
Total = 796.8 sq m / 8577 sq ft



Second Floor



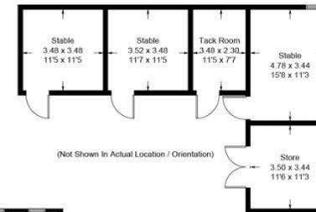
First Floor



Ground Floor



Upper Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1180534)

Floorplans

Main House internal area 7 844 sq. ft (728.7 sq. m)
(Including garage excluding void)
Outbuilding internal area 733 sq. ft (68.1 sq. m)
Total internal area 8 577 sq. ft (796.8 sq. m)
For identification purposes only.

Directions

GU8 5PR

what3words: ///materials.observer.unfilled

General

Local Authority: Waverley Borough Council.
Tel: 01483 523333

Services: Mains electricity and water. Oil fired heating and private drainage (Installed pre 1983)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: F

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