



# Langdale

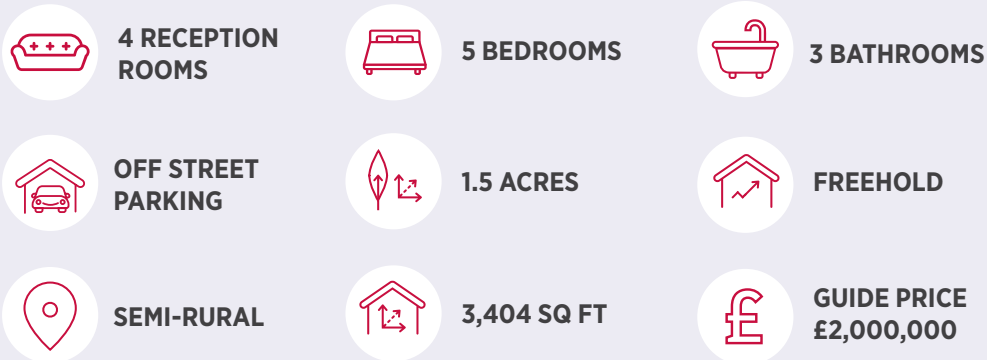
Petworth Road, Wormley, Godalming, Surrey

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive, detached five-bedroom property set in delightful, private gardens of about 1.5 acres

A light-filled and substantial detached family home offering elegantly appointed accommodation, set amid generous, secluded gardens of 1.5 acres, backing onto woodland and open countryside. Situated between the sought-after villages of Wormley and Witley, the property is conveniently placed for nearby towns, Witley station and excellent transport connections.



### The property

Langdale is a truly exceptional family home, offering an abundance of beautifully arranged accommodation arranged over two floors. Throughout, the interiors are enhanced by exposed timber beams in places, original fireplaces and refined, understated décor and carefully chosen fittings, lending the home a sense of warmth, character and quiet sophistication.

The ground floor has four well-appointed and generous reception rooms, providing ample space in which to relax as a family or entertain guests. They include the 31ft dual aspect drawing room with French doors to the rear, as well as a beautiful marble fireplace, fitted with a log burner to create a cosy, homely atmosphere. There is also a relaxed family room with French doors to the rear terrace, and a study for private home working, as well as a formal dining room with exposed ceiling beams, built-in storage and an impressive open fireplace.

At the heart of the home is the L-shaped triple aspect kitchen and breakfast room. This social space for everyday living has bespoke handmade shaker-style units, central island, range cooker, stylish granite worktops, larder cupboard and under floor heating, as well as space for a breakfast table and French doors giving access to the garden. The ground floor also has a utility/boot room, providing further space for home storage and appliances.

Upstairs there are five comfortable double bedrooms, including the well-proportioned principal bedroom with a west-facing Juliet balcony overlooking the rear gardens and views beyond, spacious dressing room and luxury en suite shower room with dual washbasins and a rainfall shower. One additional bedroom has Jack and Jill access to a shower room, while the remaining three bedrooms share the use of the family bathroom; with all bath/shower rooms having under floor heating.







## Outside

The property is set in extensive gardens, which are enclosed and sheltered by mature trees and hedging, providing privacy and seclusion. Accessed via wooden, electric gates, the gravel driveway provides turning and parking for several vehicles. The gardens wrap around the property and are mainly laid to lawn and interspersed with established flower and shrub borders, mature specimen trees and a delightful wooded area to the front and side. The stylish Indian sandstone terrace provides the perfect location for outside entertaining. A gate on the rear boundary gives access to a path which provides a shortcut to Witley Station.



## Location

The property is in the picturesque village of Wormley, surrounded by beautiful rolling countryside, situated in the stunning Area of Outstanding Natural Beauty. The village is home to independent King Edward's School and the historic 14th Century White Hart Pub which is a short distance from Langdale.

The bustling town of Godalming is about 4.2 miles away with excellent shopping and a mainline station to London Waterloo (approximately 46 minutes). Alternatively, Witley train station is less than a mile away and has a service to London Waterloo in 55 minutes. In addition, the cathedral town of Guildford is about nine miles to the north with a mainline train station providing a regular service to London Waterloo in approximately 34 minutes, as well as a more extensive shopping and leisure facilities. Haslemere town is within five miles and provides a good variety of boutique shopping, restaurants, a Waitrose supermarket and recreational facilities. Road communications are easily accessible, with the A3 just two miles away, which connects with the M25, Gatwick and Heathrow airports. The A3 to the south, via the Hindhead tunnel, provides a fast route to the South coast.

## Distances

- Godalming 4.2 miles
- Haslemere 5.2 miles
- Guildford 9 miles

## Nearby Stations

- Witley 0.5 miles
- Milford 2.1 miles
- Godalming 4.1 miles

## Key Locations

- South Downs National Park
- Surrey Hills
- Hankley Common

## Nearby Schools

- King Edward's
- Barrow Hills Prep
- Witley CofE Infants
- Charterhouse
- St Ives School
- Godalming College







## Floorplans

House internal area 3,404 sq ft (316.2 sq m)  
For identification purposes only.

## Directions

GU8 5SW

what3words: ///spotty.undercuts.daydream

## General

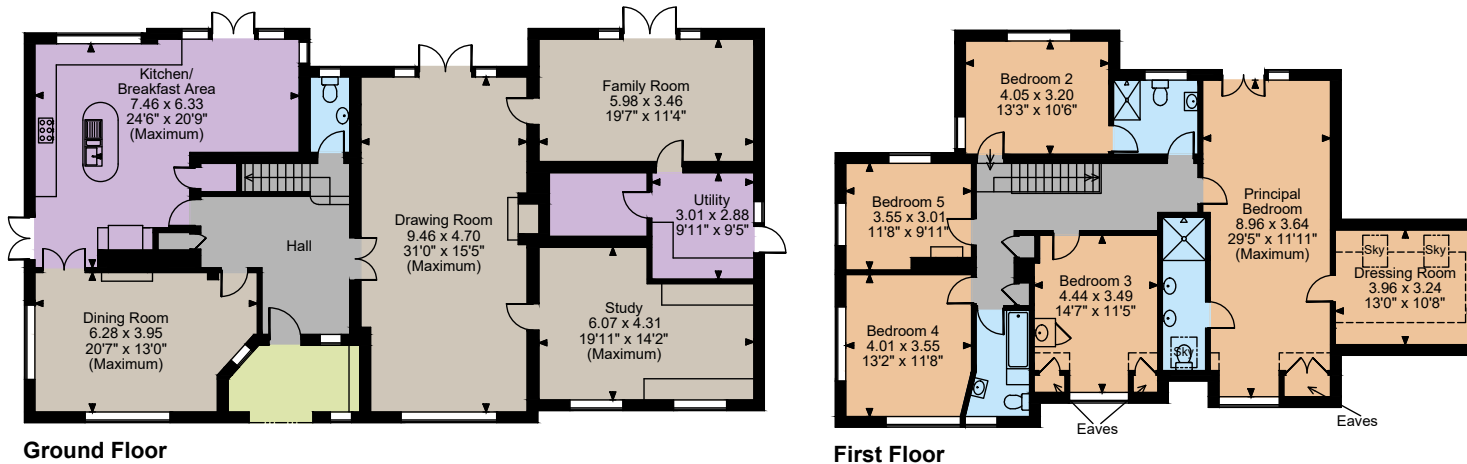
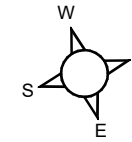
Local Authority: Waverley Borough Council

Services: Mains water, electricity and gas central heating (underfloor heating for tiled floors). Private drainage which we believe complies with the current regulations.

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

Council Tax: Band G

EPC Rating: D



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

☐☐☐ Denotes restricted head height

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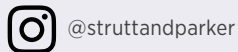
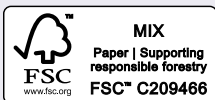
## Haslemere

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