Hazelnut Orchard, Munstead Heath Road, Godalming, Surrey. GU8 4AR

- Period Property
- Newly Refurbished
- Excellent Transport Links
- 5 Bedrooms
- 6 Bathrooms

- Substanial Garden
- Rural
- Annex
- Nearby Good Schools

PROPERTY DESCRIPTION

This attractive Arts and Crafts inspired property is constructed in mellow brick and Bargate stone.

Hazelnut Orchard is conveniently positioned nearby Godalming and Guildford, both towns offer exceptional amenities and direct rail connections to London Waterloo.

The property benefits from being privately positioned with breath-taking views over The Surrey Hills and neighbouring farmland.

Spanning three floors, the residence provides an immaculate home set in serene surroundings.

The lower ground floor embraces the choice of a spacious self-contained annex, or an entertainment haven well-suited to a home cinema. The floor is complete with a bathroom and an additional en-suite bedroom.

The ground floor offers a contemporary sitting room, a study enhanced with an en-suite bathroom and an open plan kitchen dining room.

The first floor reveals four bedrooms, including a principal suite, a welcoming guest suite, and a family bathroom.

Outside, the garden is mainly laid to lawn with a delightful wooded backdrop.

There is a substantial detached garage with stairs leading to a first-floor studio/office space.

Nearby footpaths and bridleways invite scenic walks through Unstead and Munstead Heaths.

The vicinity boasts renowned educational institutions including Charterhouse, St Catherine's School, and The Royal Grammar School.
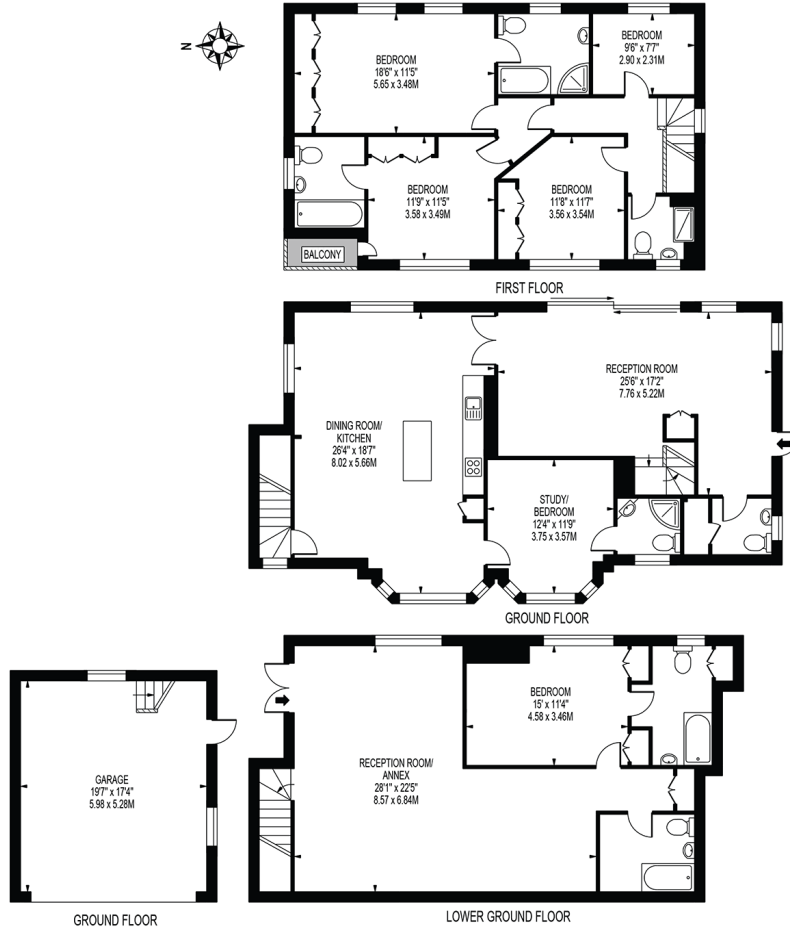
Kitchen/Dining Room

FLOORPLAN

**HAZELNUT ORCHARD,
MUNSTEAD HEATH ROAD**
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2863 SQ FT - 265.97 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 340 SQ FT - 31.57 SQ M

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BEDROOM
18'6" x 11'5"
5.65 x 3.48M

BEDROOM
9'6" x 7'7"
2.90 x 2.31M

BEDROOM
11'9" x 11'5"
3.58 x 3.49M

BEDROOM
11'8" x 11'7"
3.56 x 3.54M

BALCONY

FIRST FLOOR

RECEPTION ROOM
25'6" x 17'2"
7.76 x 5.22M

**DINING ROOM/
KITCHEN**
26'4" x 18'7"
8.02 x 5.66M

**STUDY/
BEDROOM**
12'4" x 11'9"
3.75 x 3.57M

GROUND FLOOR

GARAGE
19'7" x 17'4"
5.98 x 5.28M

BEDROOM
15' x 11'4"
4.58 x 3.46M

**RECEPTION ROOM/
ANNEX**
28'1" x 22'5"
8.57 x 6.84M

GROUND FLOOR

LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY