



Immaculately refurbished and interior designed country home in a beautiful rural and secluded setting

Knightons Lane, Dunsfold, Godalming, Surrey, GU8

£10,000 pcm plus fees apply, Unfurnished
Available from 26.09.2020



Private edge of village location • Fabulous interior design throughout • Lateral accommodation and open plan reception space • Mature gardens with integrated lighting • Large terrace, ideal for entertaining • Double garage and gym

Local Information

Excellent road and rail networks as well as good access to both the main and private airports: the A3 to London and the South Coast (9 miles) at the Milford Junction, also leading to the M25 at junction 10. Heathrow 35 miles, Gatwick 29 miles. Trains to London Waterloo from Godalming (8 miles), Milford (8 miles) and Guildford (12 miles).

There are a number of very good schools in this area, including Charterhouse, Cranleigh School, Priors Field and St Catherine's.

About this property

Knightons Court is an impressive country home and occupies a secluded position in a designated area of Outstanding Natural Beauty. All of the main rooms enjoy views over the grounds and woodland beyond. Notable features of the house include: 40ft main reception area and dining room with marble faced fireplace. Bespoke kitchen by Chiselwood, the award winning designers and makers of the finest handmade kitchens and furniture. A spacious orangery leading to terrace by David Salisbury, separate study/library, cinema and sound room. On the first floor there are 6 bedrooms and 6 individual marble bathrooms/en-suites. One bedroom is specifically designed to potentially accommodate a staff suite.

All rooms are networked to the central entertainment rack, Crestron home automation lighting, audio systems and the CAT6 local area network. There is an extensive Granite terrace which is a fantastic space for entertaining with outdoor zoned audio, sun lounge area, outdoor living rooms with log fire, dining area and zoned outdoor music.

Furnishing

Unfurnished

Local Authority

Waverley Borough Council,
Godalming
Council Tax Band = H

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.





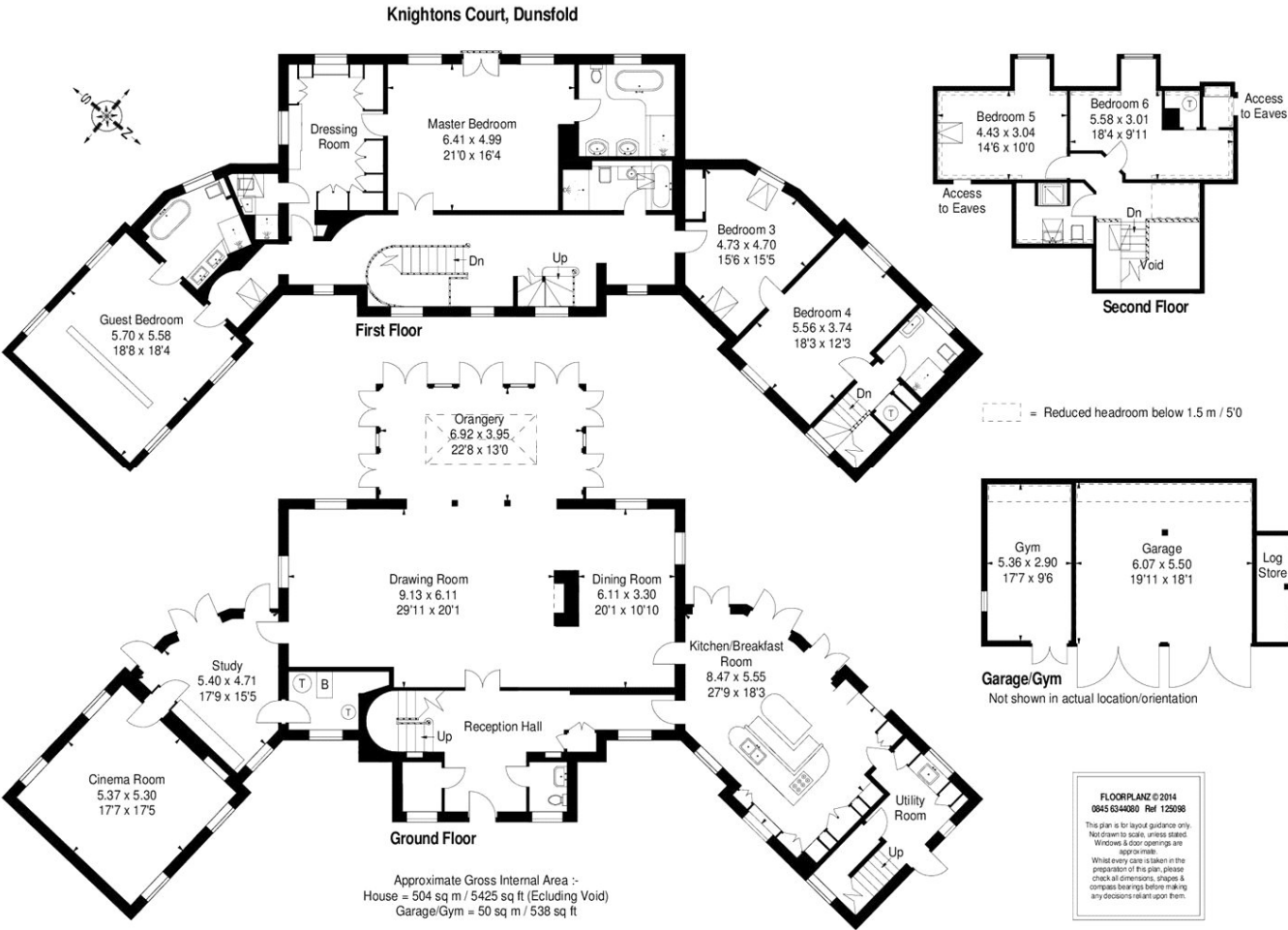
Knights Lane, Dunsfold, Godalming, Surrey, GU8
Gross Internal Area 5425 sq ft, 504 m²

Stuart Small
Guildford Lettings
+44 (0) 1483 796 830
ssmall@savills.com



savills

savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200707CHDV



arla | propertymark

PROTECTED