



OUTSTANDING APARTMENT WITHIN STRIKING GRADE II LISTED HOUSE

SNOWDENHAM HALL,
SNOWDENHAM LANE, GU5 0DB



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Striking Grade II listed Mansion apartment ♦ Ornate central communal reception ♦ Accommodation over two floors ♦ Three Large double bedrooms and one single ♦ Private underground residents parking ♦ West facing roof terrace ♦ Tennis Court within the grounds ♦ Far reaching rural views

Description

Snowdenham Hall is a striking Grade II Listed mansion house, in a parkland setting, designed in 1886 by the renowned architect Ralph Neville for a member of the Courage brewing family. The house was converted into luxury apartments by Michael Wilson Restorations at the turn of the 21st Century

The grounds are accessed via a secure, wooden gated, entrance leading up a long driveway benefitting from far reaching views across private grounds to the east. Arriving at the main house a covered portico entrance takes you into a magnificent ornate central reception hall understood to have been decorated by John Bentley, the architect for Westminster Cathedral. This communal area boasts double height vaulted ceilings, an oriel window with stained glass panes and a grand central staircase taking you up to an impressive galleried landing.

4 Snowdenham Hall has been converted to a high standard offering spacious living accommodation principally over two floors. A private front door, at first floor, leads you through the hallway into a fitted kitchen/breakfast room, drawing room with bay window and study in turn, all with impressive southerly views. Additionally there is a small cloakroom and access to a private minstrel gallery overlooking the main communal hall. Following an internal staircase up to the second floor you will find three bedrooms, two of which have en-suite bath/shower rooms. Also accessed from this floor are the laundry facilities.

The landing provides access via a second staircase down to a large fourth bedroom with en-suite shower room.

From the first floor, internally, a third staircase takes you up to a generous west facing roof terrace, ideal for relaxing or entertaining. The apartment benefits from private underground residents parking together with two dedicated external spaces and a tennis court within the grounds.



Location

With origins harking back to Saxon times and the Domesday Surrey, the parish of Bramley covers about 10 square miles of some of the most beautiful countryside in Surrey, much of it in the Surrey Hills Area of Outstanding Natural Beauty.

Bramley offers a good range of local services for daily needs, including village school and church, two pubs, restaurants, convenience shops and Post Office, whilst Guildford provides a full range of shopping, leisure and cultural amenities, including a main line station, with a fast and frequent service into London/Waterloo, with journey times from around 36 minutes. Road communications are good with easy access to the A3 at Guildford and the M25 at Wisley.

There is a good selection of schools in the area, including St Catherine's, King Edward's, Cranleigh, Charterhouse, The Royal Grammar and Guildford High. Recreational opportunities include golf at many local clubs; shooting and fishing; polo at Hurtwood Park; racing at Epsom and Sandown Park. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding.

Tenure

Leasehold to 2999

Services

Mains water, gas, Electricity and Drainage.

Local Authority

Waverley Borough Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills

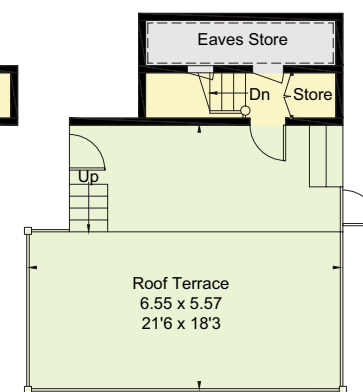
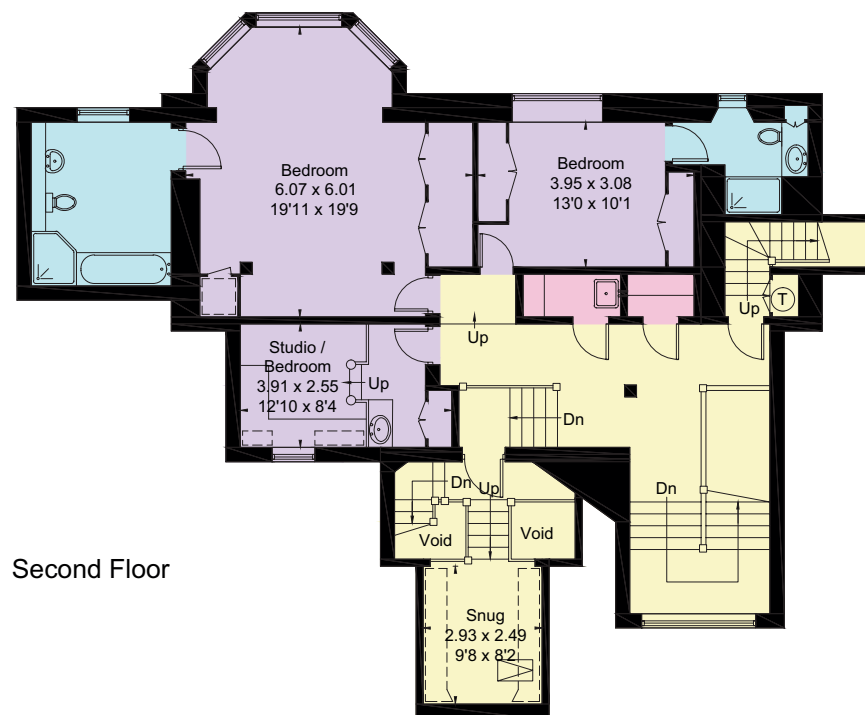
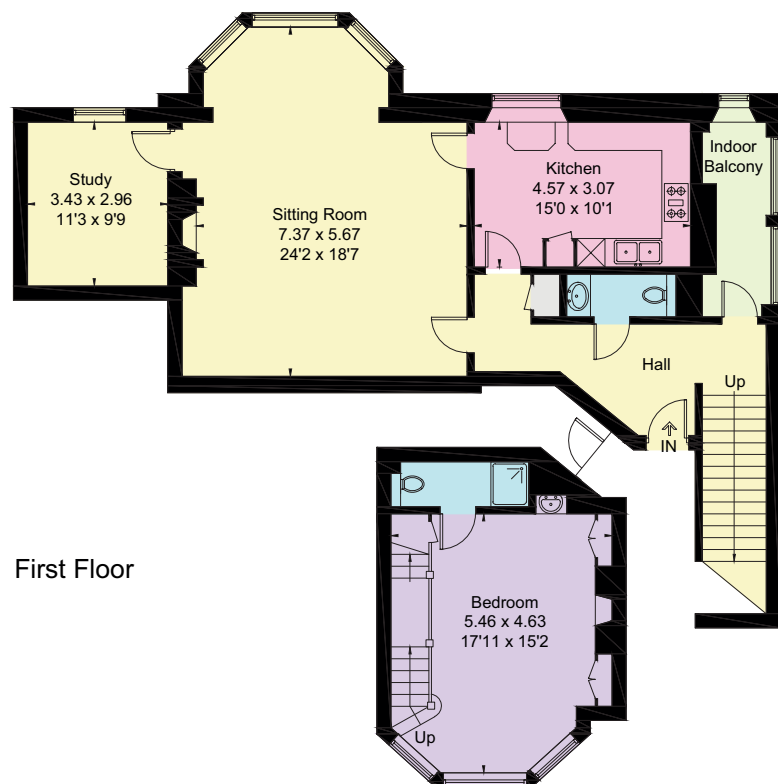
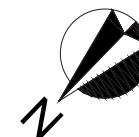


FLOORPLANS

Gross Internal Area (approx) (Excluding Void / Eaves)

244.3 sq m / 2630 sq ft

= Reduced headroom below 1.5m / 5'0



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