



THE AVIARY

MUNSTEAD, GODALMING, SURREY, GU8 4AR



An incredibly rare opportunity to build a 15,000 sq ft contemporary country house designed by John Pardey Architects along with gardens designed by Todd Longstaffe-Gowan Landscape Architect

SITUATION

The Aviary is situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty. The small country town of Godalming has good shops, including Waitrose as well as most other facilities. Even better shops are found in Guildford, which also has a thriving street market every Friday and Saturday, and leisure facilities including a theatre, cinema and restaurants. Despite its rural setting the area has outstanding road and rail communications. The A3 offers a direct route into London and the M25, whilst the main line stations of Godalming and Guildford offer a fast and frequent service into London Waterloo in 37 minutes. There is a wide choice of outstanding schools in the area such as, Charterhouse, The Royal Grammar School Guildford, St Catherine's School and Prior's Field which are all close by. Other schools include King Edward's School and Cranleigh School. Sporting and Recreational activities are extensive with Golf at The West Surrey, Hurtwood, Puttenham and Guildford Golf Courses. Racing at Goodwood, Sandown, Ascot and Epsom. Polo at Cowdray Park, Knepp Castle and Hurtwood Park. Walking and Riding in the Surrey Hills.

DIRECTIONS

From London proceed south on the A3. Pass the main Guildford exit and after 3.5 miles take the slip road signposted to Compton. At the bottom of the slip road turn left onto the B3000. Continue to the end and at the roundabout turn right and continue into Godalming. Proceed over the first roundabout and at the second turn left onto Flambard Way. At the second set of traffic lights turn left onto the Brighton Road (B2130) signposted Cranleigh and Hascombe. Continue for approximately 1 mile and turn left into Munstead Heath Road. After approximately 0.5 miles, the entrance to The Aviary can be found on the left hand side.

- ◆ Bramley 1.7 miles, Godalming 2.2 miles, Guildford town centre and mainline station (Waterloo 37 minutes) 4.8 miles,
- ◆ A3 (Guildford) 4 miles, Central London 36 miles.

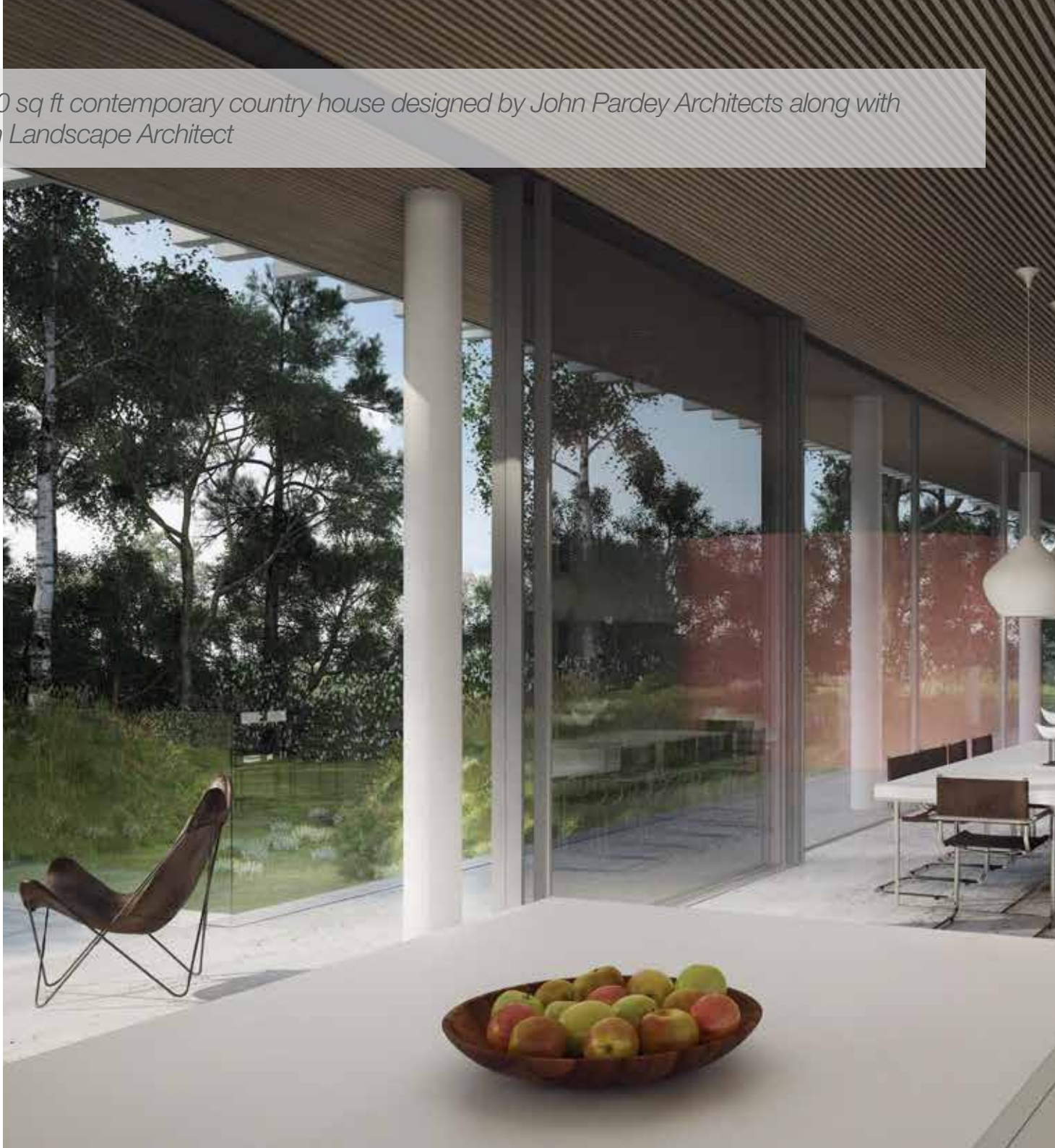
(Distances and times are approximate)

ADDITIONAL INFORMATION

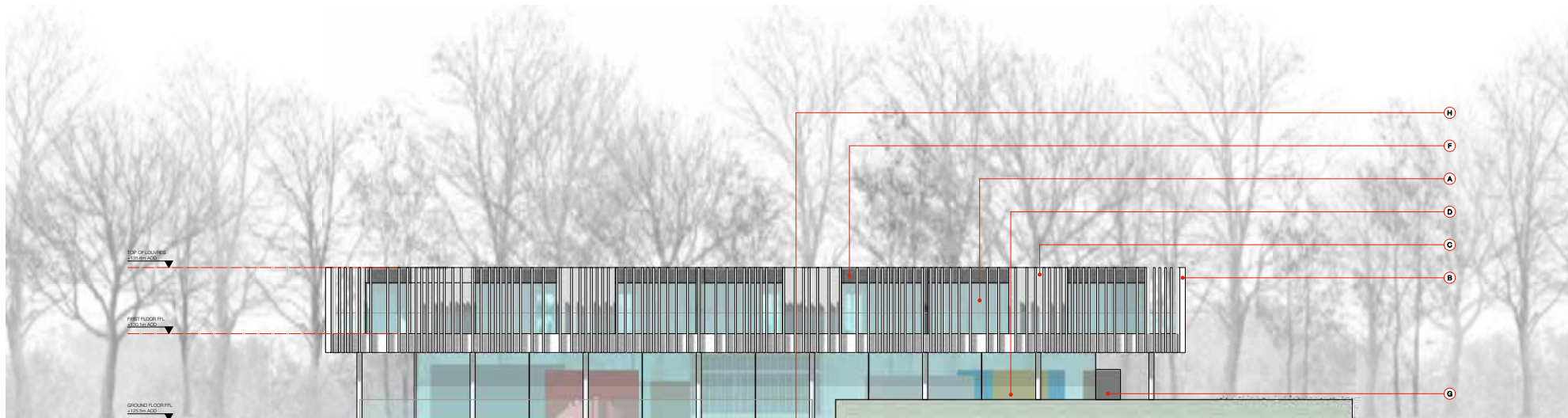
Local Authority: Waverley Borough Council

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

Viewing: Strictly by appointment with Savills.







01 THE AVIARY: NORTH-WEST ELEVATION
SCALE: 1:100

BASEMENT PFL
+00.000



Key

- 17. Lift
- 31. Terrace Reading Room
- 32. Study / Adults' Lounge
- 33. Comms / Server Room
- 34. WC
- 35. Ensuite Bedroom
- 36. Terrace Garden
- 37. "His" Dressing & Bathroom
- 38. "Hers" Dressing & Bathroom
- 39. Master Bedroom

02 THE AVIARY: FIRST FLOOR PLAN
SCALE: 1:100

0 6 12 18 24 M

MATERIALS KEY: A. Thermally High-Performance Glazing B. Off-White Glass-Fibre Reinforced Concrete Louvre Fin C. Light Grey Fibre Reinforced Concrete Panel
D. Coloured Stucco 'pod' Interior Walls E. Planting to Roof Garden F. Dark Grey PPC Aluminium Panel G. Steel Sleeve Frame to Entrance Door H. In-situ Reinforced Concrete Wall

STATUS: PLANNING
SCALE: 1:100 @ A1

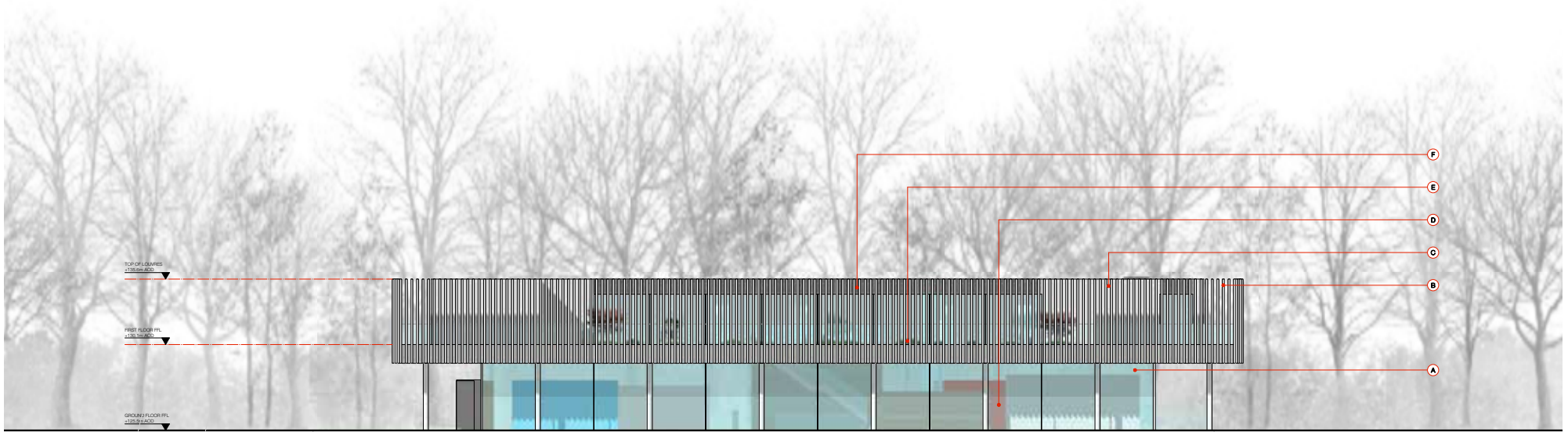
DATE: FEB 2015

DRAWING NO: 1407-PP-202
TITLE: PROPOSED NORTH-WEST ELEVATION
PROPOSED FIRST FLOOR PLAN

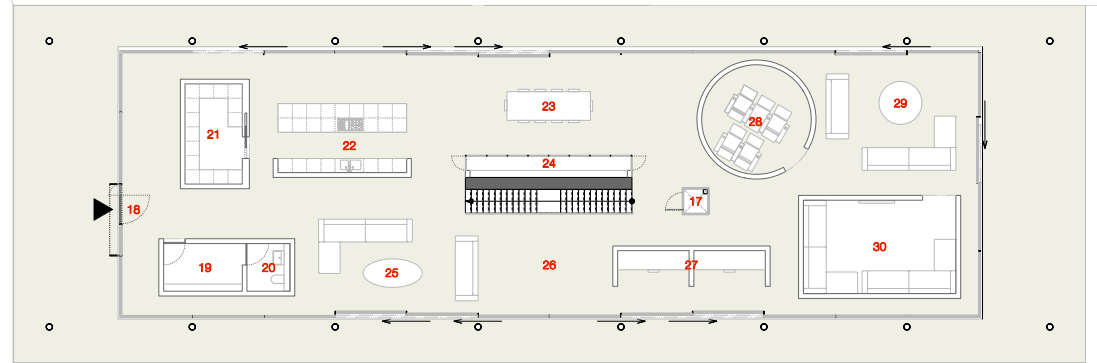
PROJECT: 'THE AVIARY' - MUNSTEAD GUS 4AR

jpa

john pardey architects
beck farm studio . st leonards road . east end
lymington . hampshire . SO41 5SR
t 01500 626 465 m 01500 626 465
e mail@johnpardeyarchitects.com
f 01500 626 547 www.johnpardeyarchitects.com



01 "THE AVIARY" SOUTH-EAST ELEVATION
SCALE 1:100



Key

- 17. Lift
- 18. Entrance Lobby
- 19. Cloaks / Boot Room
- 20. WC
- 21. Pantry
- 22. Kitchen
- 23. Dining
- 24. Wine Wall
- 25. Morning Room
- 26. Reception Area
- 27. His & Hers Studies
- 28. Cinema
- 29. Afternoon Room
- 30. TV room

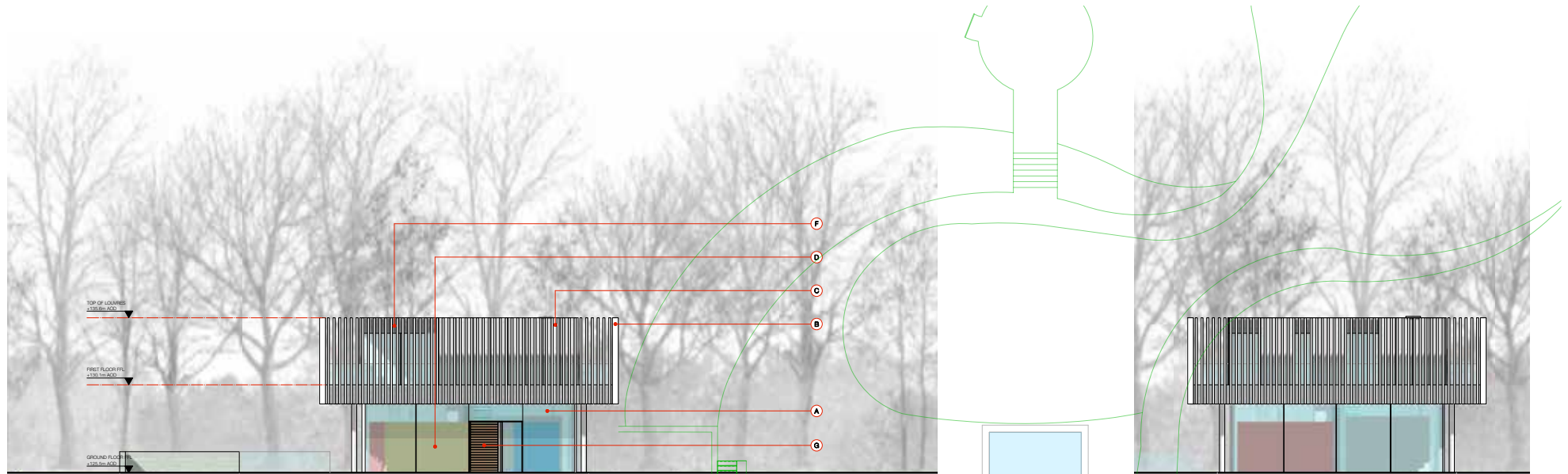
02 "THE AVIARY" GROUND FLOOR PLAN
SCALE 1:100

MATERIALS KEY: A. Thermally High-Performance Glazing B. Off-White Glass-Fibre Reinforced Concrete Louvre Fin C. Light Grey Fibre Reinforced Concrete Panel
D. Coloured Stucco 'pod' Interior Walls E. Planting to Roof Garden F. Dark Grey PPC Aluminium Panel

STATUS: PLANNING
SCALE: 1:100 @ A1
DATE: FEB 2015

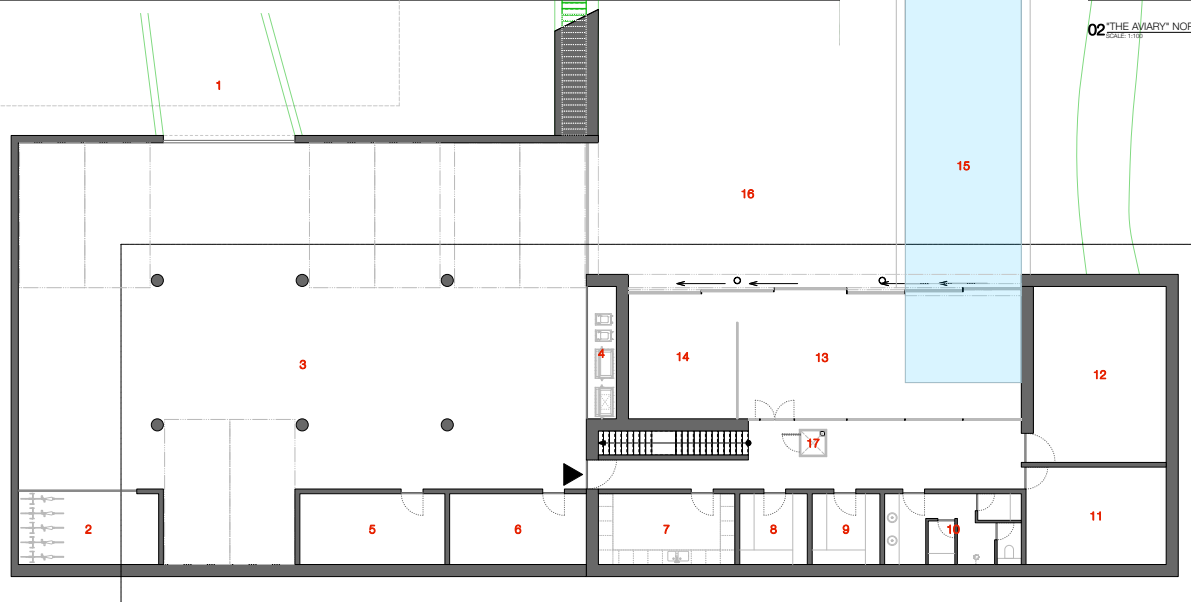
DRAWING NO: 1407-PP-201
TITLE: PROPOSED SOUTH-EAST ELEVATION
PROPOSED GROUND FLOOR PLAN
PROJECT: "THE AVIARY" - MUNSTEAD GUS 4AR

jpa **john pardey architects**
beck farm studio . st. gonards road . east end
lymington . hampshire . SO41 5SR
t: 01592 626 545 m: 01592 626 547 e: mail@johnpardeyarchitects.com
www.johnpardeyarchitects.com



01 "THE AVIARY" SOUTH-WEST (MAIN ENTRANCE) ELEVATION
SCALE: 1:100

02 "THE AVIARY" NORTH-EAST ELEVATION
SCALE: 1:100



03 "THE AVIARY" BASEMENT PLAN
SCALE: 1:100

Key

1. Ramp
2. Bike Store / Workshop
3. Garage
4. Waste / Recycling
5. General Store
6. Boot Room
7. Utility
8. Sauna
9. Steam Room
10. Changing / Shower / WC
11. Cellar (humidity-controlled)
12. Plant (pool & house)
13. Indoor Terrace
14. Gym
15. Indoor / Outdoor Pool
16. Sunken Courtyard
17. Lift

0 6 12 18 24 M



MATERIALS KEY: A. Thermally High-Performance Glazing B. Off-White Glass-Fibre Reinforced Concrete Louvre Fin C. Light Grey Fibre Reinforced Concrete Panel
D. Coloured Stucco 'pod' Interior Walls E. Planting to Roof Garden F. Dark Grey PPC Aluminium Panel G. Sweet Chestnut Entrance Door in Steel Sleeve Frame

STATUS: PLANNING
SCALE: 1:100 @ A1

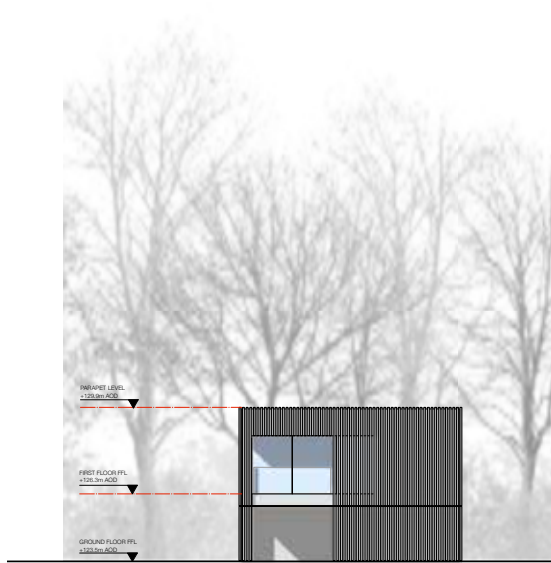
DATE: FEB 2015

DRAWING NO: 1407-PP-200
TITLE: PROPOSED SOUTH-WEST & NORTH-EAST ELEVATIONS
PROPOSED BASEMENT PLAN

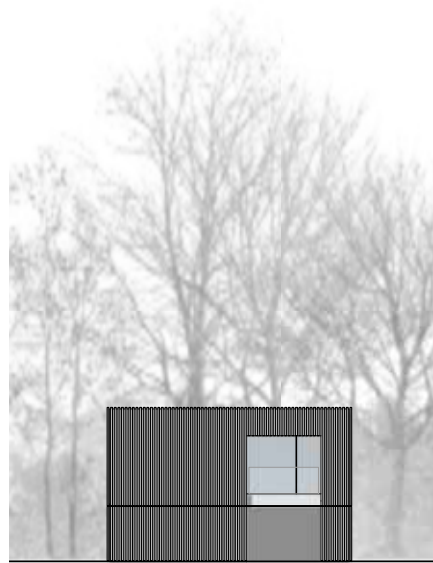
PROJECT: "THE AVIARY" - MUNSTEAD QUB 4AR

jpa

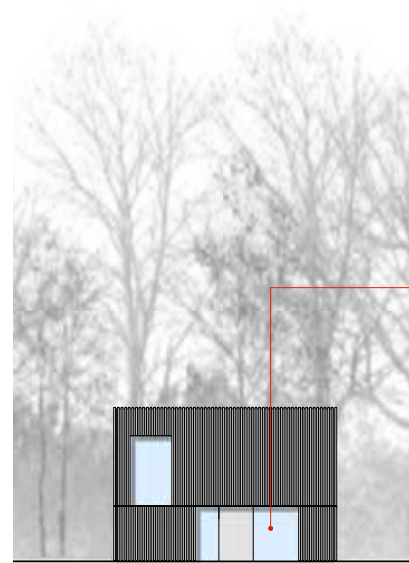
john pardey architects
beck farm studio . st leonards road . east end
lymington . hampshire . SO41 5SR
t 01590 626 465 m 01590 626 465
e mail@johnpardeyarchitects.com
w www.johnpardeyarchitects.com



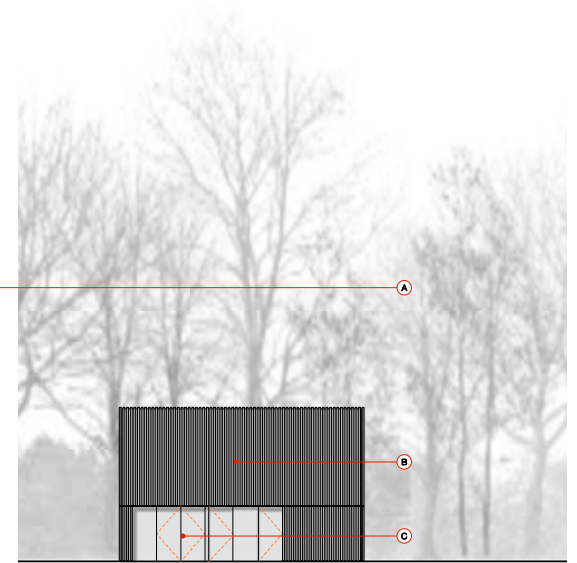
01 "THE LODGE": SOUTH ELEVATION
SCALE 1:100



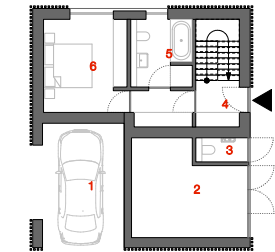
02 "THE LODGE": WEST ELEVATION
SCALE 1:100



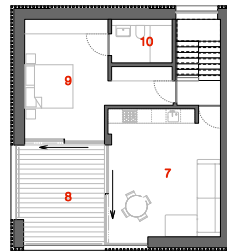
03 "THE LODGE": NORTH ELEVATION
SCALE 1:100



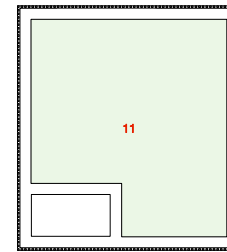
04 "THE LODGE": EAST ELEVATION
SCALE 1:100



05 "THE LODGE": GROUND FLOOR PLAN
SCALE 1:100



06 "THE LODGE": FIRST FLOOR PLAN
SCALE 1:100



07 "THE LODGE": ROOF PLAN
SCALE 1:100

Key

1. Carport
2. Garden Store
3. Gardener's WC
4. Entrance Lobby
5. Bathroom
6. Guest Bedroom
7. Kitchen / Living / Dining
8. Terrace
9. Master Bedroom
10. Ensuite
11. Green roof

0 6 12 18 24 M



MATERIAL KEY: A. Glazing B. Off-White Glass-Fibre Reinforced Concrete Louvre Fin C. Mill-Finished Aluminium Doors & Panels

STATUS: PLANNING
SCALE 1:100 @ A1

DATE: FEB 2015

DRAWING NO: 1407-PP-250
"THE LODGE"
PROPOSED ELEVATIONS & PLANS
PROJECT: "THE AVIARY" - MUNSTEAD GUS 4AR

jpa john pardey architects
beck farm studio · st leonards road · east end
lymington · hampshire · SO41 5SR
01590 626 465 mail@johnpardeyarchitects.com
01590 626 547 www.johnpardeyarchitects.com



savills.co.uk

Savills Guildford

244 – 246 High Street,
Guildford GU1 3JF

Clive Moon
cmoon@savills.com
01483 796 820

Savills Country Department

33 Margaret Street,
London, W1G 0JD

Lottie Geaves
lgeaves@savills.co.uk
020 7409 9909

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. Purchasers must satisfy themselves by inspection or otherwise. 170331AD