



Charming cottage set in a tranquil rural position

Holly Tree Cottage, Bowlhead Green, Godalming, Surrey, GU8 6NW

Freehold



Period detached home • Wealth of character • Four bedrooms • Beautiful landscaped gardens 0.68 of an acre • Double barn style car port • Security system and sensor lights • Attractive village location

Local information

The sought-after picturesque rural hamlet of Bowlhead Green enjoys an idyllic rural location, in a Conservation Area, far enough off the beaten track to ensure peace and seclusion, yet within easy reach of main routes and rail connections.

The neighbouring village of Milford offers a good range of local amenities including two convenience stores and excellent farm shop. It also has a train station with main line services to London Waterloo. The larger towns of Haslemere (6.5 miles), Godalming (5.7 miles), Farnham (9.2 miles) and Guildford (10 miles) provide a more extensive variety of shops and leisure facilities. Each of these towns has main line train services to London Waterloo. The A3 trunk route provides ready access to the south coast and London, connecting with the M25 at Wisley Interchange for Heathrow and Gatwick airports and the national motorway network.

The surrounding countryside is ideal for walking, cycling and riding with plenty of country pubs in the adjacent villages. The area has a great selection of prominent schools nearby including St. Catherines, Cranleigh, Barrow Hills, Aldro, St. Hilary's, Charterhouse, Prior's Field, Royal Grammar School, Churchers College, Bedales, Guildford High School and Godalming Sixth Form College amongst others.

About this property

Occupying a rural position with

distant views, Holly Tree Cottage is an attractive and beautifully presented period country home. There is a wealth of period features, including exposed oak beams, vaulted ceilings, latch doors and a magnificent inglenook fireplace in the family room.

The well-fitted farmhouse style kitchen/breakfast room, with its triple oil fired Aga oven, bespoke fitted units and the cosy family room are perfect for family living, while the dining room and sitting room are ideally suited for more formal entertaining.

Upstairs accommodates the principal bedroom with en suite shower room and a balcony with views overlooking the countryside. There are a further three bedrooms and a large family bathroom. Stairs to the mezzanine level can be accessed from this floor and this space is used as an occasional bedroom.

The house is set well back from the road with a long sweeping gravel driveway with turning space in front of the double barn style car port. Adjoining the car port is a pottery room with power, light and water supply. There is also a separate contained store room/studio. The gardens are incredibly mature with a variety of plants, shrubs and trees. There is a spacious seating area, perfect for al fresco dining and enjoys superb country views across adjoining farm land.

Tenure

Freehold





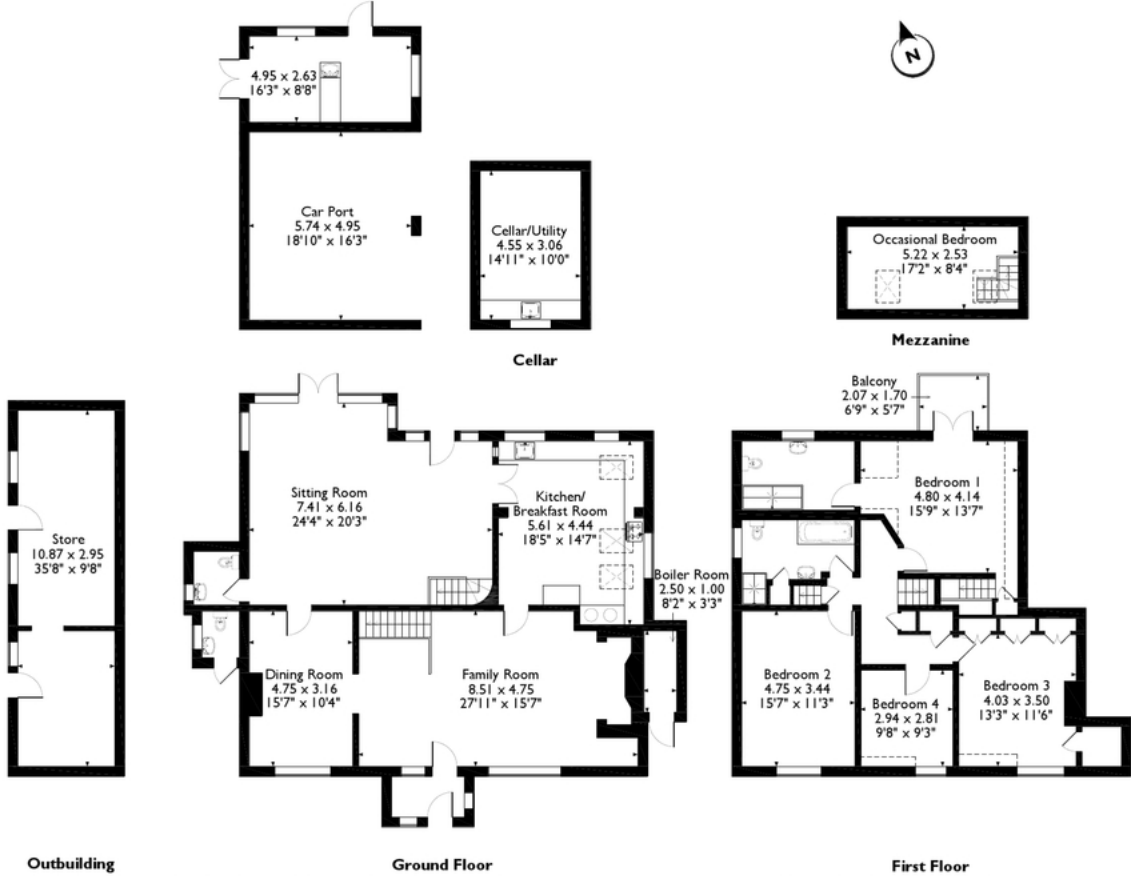
Holly Tree Cottage, Bowlhead Green, Godalming, Surrey, GU8 6NW

Gross internal area (approx) 3186 sq ft

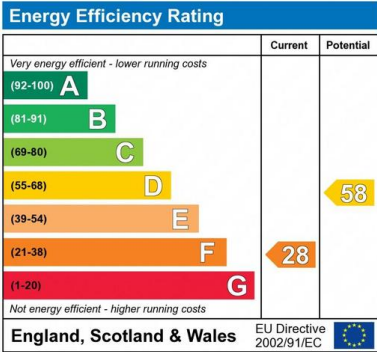
Savills Guildford
01483 796 800
guildford@savills.com



Holly Tree Cottage Bowlhead Green, Godalming



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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, photographs 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. 02029090 Job ID: 145615 User initials: LJ

