



Newly built wing of an historic Country House

Henry Halsey Court, Henley Park, Cobbett Hill Road, Guildford, Surrey, GU3 2BZ

Freehold



Wonderful three bedroom house • 2/3 reception rooms
• Graceful and elegant accommodation • Situated within stunning parkland • Double garage • Private walled gardens • Pirbright village within 2 miles

Local information

Henley Park occupies an elevated, parkland setting with distant views over woodland to the Hogs Back. Nearby the historic village of Pirbright is the archetypal English village, with its village green and pond, two pubs, a village hall, parish church, local butcher and a community village shop.

At Brookwood there is a Sainsbury's, whilst at Guildford and Woking there is a full range of shopping, sporting, leisure and cultural amenities. A fast and frequent train service from Brookwood offers journeys to London Waterloo from about 30 minutes and there is a more frequent service from Woking. Easy access to the A3, the M3 and M25 provides routes to London, Heathrow, Gatwick and Southampton airports and the national motorway system.

Situated behind wrought iron, electric gates, Henley Park is approached over a long drive bordered by well-maintained communal lawns and woodland. There is a turning space and parking area to the front, whilst, to the rear there is a detached double garage and two private allocated parking spaces. The private garden lies to the south and west of the property and comprises a secluded walled garden, with gravelled terrace and lawns with neatly tended borders. The lawns slope down from the terrace to the fenced boundary and an attractive backdrop of mature woodland.

About this property

A more recent addition to the manor house, Henry Halsey Court is a stunning mock Georgian home arranged over four floors with grand proportions and a strong Georgian influence seen throughout the property. The accommodation in brief comprises of a drawing room, a family room, a fully fitted and integrated kitchen/breakfast room, a separate utility room, two cloakrooms, two bathrooms, one en-suite and three double bedrooms.

Outside there are beautiful communal grounds and an arboretum, as well as a small private area of garden which is mainly laid to terrace and a double garage.

Points worth noting are the large picture sash windows, high ceilings and moulded cornicing, paying attention to the original buildings Georgian influence.

Photographs taken July 2018.

Tenure

Freehold

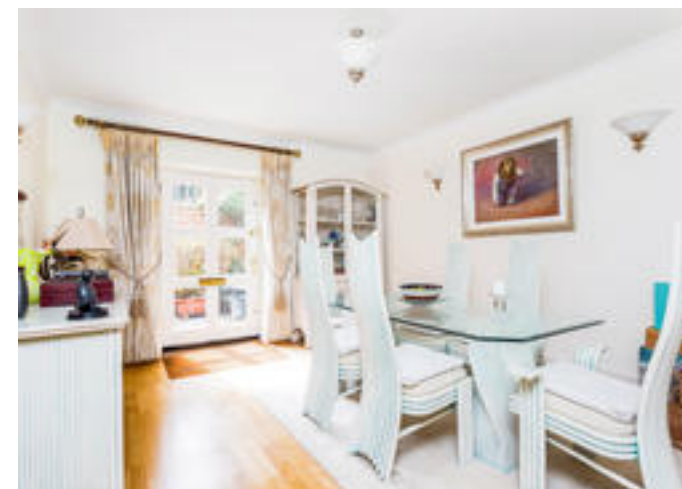
Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





Henry Halsey Court, Henley Park, Cobbett Hill Road, Guildford, Surrey, GU3 2BZ
Gross internal area (approx) 1990 sq ft
Outbuildings 370 sq ft
Total 2360 sq ft



savills

savills.co.uk

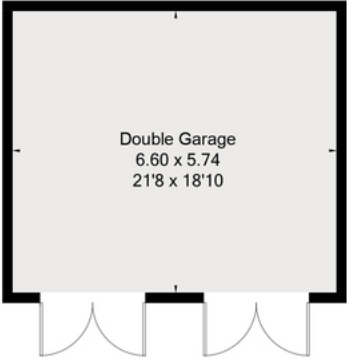
Savills Guildford
01483 796 800
guildford@savills.com

Henry Halsey Court, Henley Park, Cobbett Hill Road, Normandy, Guildford, GU3 2BZ

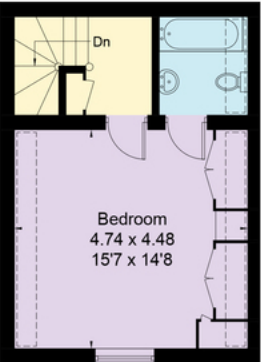
Gross Internal Area (approx) = 184.9 sq m / 1990 sq ft
Garage = 34.4 sq m / 370 sq ft
Total = 219.3 sq m / 2360 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



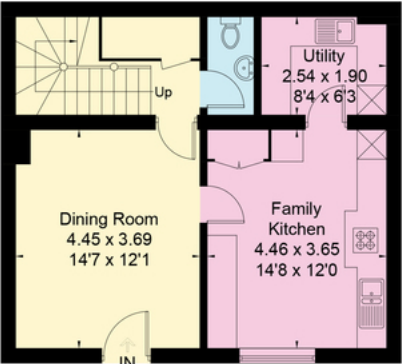
= Reduced headroom below 1.5m / 5'0



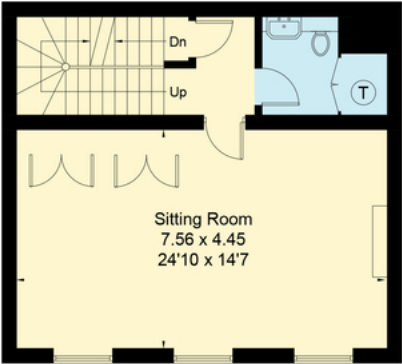
Not Shown In Actual Location (Orientation)



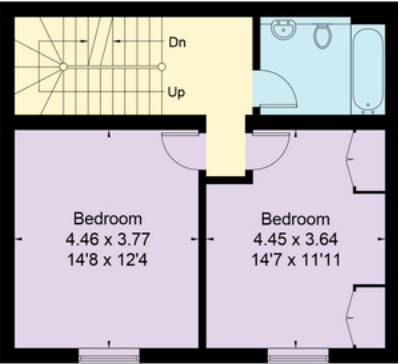
Third Floor



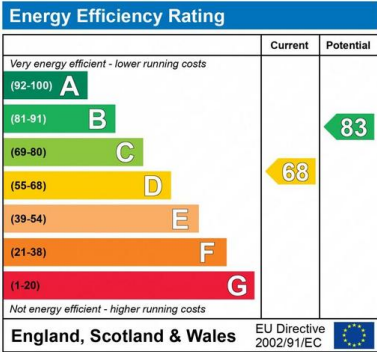
Ground Floor



First Floor



Second Floor



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. 12024031 Job ID: 149532 User initials: AD

