



Opportunity to recreate a family house in over 5.5 acres

Lugano, Hascombe Road, Godalming, Surrey, GU8 4AD

Freehold

savills



Highly regarded position • Three reception rooms • Study • Four bedrooms • Two bath/shower rooms • Gardens and grounds of 5.7 acres • Two stables • Garage and home office

Local information

Lying in the locality of the prestigious village of Hascombe and in the heart of the Surrey Hills Area of Outstanding Natural Beauty, Lugano enjoys a delightful setting surrounded by nature and woodland.

The property is conveniently located with good links to the surrounding area. The nearby town of Godalming is three miles away and has a very good choice of shopping, including a Waitrose, whilst a more extensive range of shopping, leisure and cultural facilities may be found six miles north at Guildford. Both towns have mainline stations offering a fast and frequent service to London Waterloo, with journey times from Guildford of 35 minutes.

There are many excellent schools in the area including Cranleigh, St Catherine's, Churcher's College, Charterhouse, Royal Grammar School and Guildford High School.

There are a number of golf and tennis clubs in the area, including West Surrey and Guildford. The National Trust's Winkworth Arboretum is on the doorstep, whilst the surrounding area offers unrivalled opportunities for walking and riding in some of the most beautiful countryside in Surrey. Bridleways and footpaths from the door lead to miles of off-road walking and cycling.

About this property

Lugano is a wonderful home in a sought after position near Hascombe village. The property is well presented throughout whilst offering the purchaser an exciting opportunity to extend or rebuild, subject to the relevant planning consents. Further information can be provided regarding the enlargement subject to the obtaining of planning consent, but is being sold as seen with no planning consents in place.

Approached through the porch the reception hall leads to the contemporary style kitchen with bespoke cabinetry, granite workshops, Mercury range cooker and has an adjoining seating area. The large conservatory enjoys a pleasant aspect and has the potential to improve and update.

There are two further reception rooms, both generous in size and filled with natural light and views over the gardens and fields beyond. A useful study or snug, utility room and cloakroom complete the downstairs accommodation.

Four bedrooms can be found on the first floor along with the family bathroom and a shower room.



The west facing gardens and grounds of the property are spectacular and are a particular feature. Extending to 5.7 acres, they are extremely private and framed by a number of trees. The sweeping lawn is immaculately kept and wraps around the house. There is a decked terrace which enjoys the garden views and is ideal for entertaining in the summer months.

Lugano is accessed via wooden gates and a private driveway, there is a double garage with an attached home office and there is a summer house in the main garden, two stables and paddocks providing the opportunity for horses. The outbuildings offer immense potential for conversion to ancillary accommodation either for guests or relatives, subject to gaining necessary planning consent.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





Lugano, Hascombe Road, Godalming, Surrey, GU8 4AD
Gross internal area (approx) 1909 sq ft
Outbuildings 642 sq ft
Total 2551 sq ft

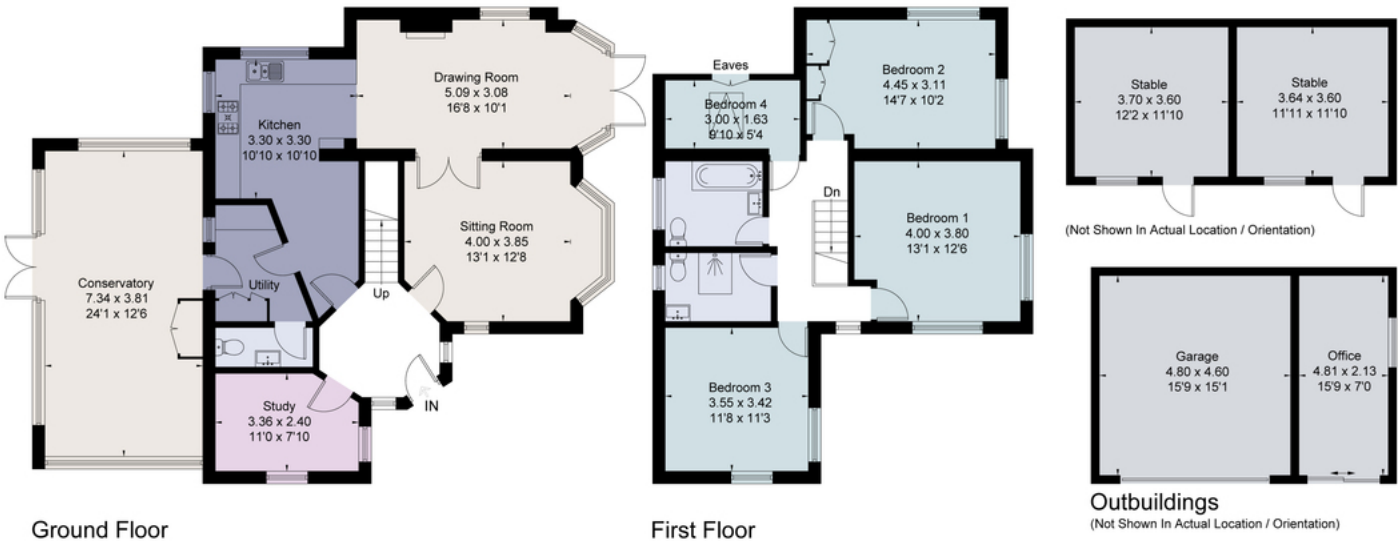


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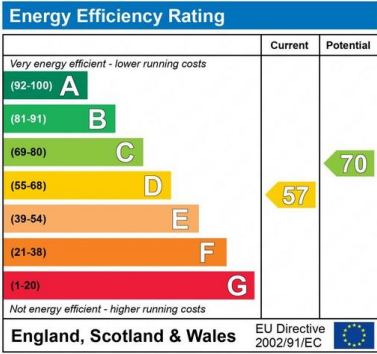
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Approximate Area = 1909 sq ft / 177.4 sq m
Garage = 238 sq ft / 22.1 sq m
Outbuildings = 404 sq ft / 37.5 sq m
Total = 2551 sq ft / 237.0 sq m
Including Limited Use Area (17 sq ft / 1.6 sq m)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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