

THE OLD ENTON ESTATE

WATER LANE • ENTON • GODALMING • SURREY



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An opportunity to acquire a unique and important Country Estate with development potential (STPP) comprising Manor House, two cottages, party barn, outbuildings and 90 acres within 35 miles of London.

ACCOMMODATION

MAIN HOUSE

Reception Hall • Sitting Room • Dining Room • Drawing Room • Kitchen/Breakfast Room
Conservatory • Study • Family Room • Laundry Room • Utility Room • Cellar

Principal Bedroom Suite with two Dressing Rooms and two Ensuites

3 Further Bedroom Suites • 3 Further Bedrooms and a Family Bathroom

KEEPERS LODGE

Kitchen • Lounge/Dining Room • Study • 2 Bedrooms and Family Bathroom

STABLE COTTAGE

Kitchen • Sitting Room • Galleried Sitting Room • Utility Room • 2 Bedrooms • 2 Bathrooms • Store Room

BARN

Vaulted Ceiling Barn • Gym • Double Garage

GARDEN AND GROUNDS

Landscaped Gardens • Paddocks • Mature Fields • Woodlands

Swimming Pool • Tennis Court • Lake • Pasture

In all about 90 acres

Offers in Excess off £10,000,000

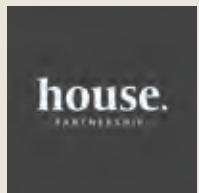
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SITUATION

Old Enton occupies an elevated and wonderfully tranquil location surrounded by an attractive variety of open and wooded countryside just some 4 miles to the south of Godalming. Quietly situated but not isolated, the small settlement of Enton is within easy reach of all necessary communications and amenities. It lies within the Green Belt and is classified as an Area of Great Landscape Value, whilst the surrounding Surrey Hills is a designated AONB with all the protection these imply.

Godalming is just 4 miles away and offers a wide range of shops, supermarkets, restaurants and cafes. Approximately 10 miles away is Guildford, known for its picturesque high street, with a wide range of shops, restaurants and entertainment venues including theatres, live performance venues and an Odeon cinema.

London commuters have three popular stations (Witley, Milford, Godalming) to choose from (all with parking) offering frequent and reliable rail services to London Waterloo in under an hour. For a quiet country position, road links are also excellent with the A3 at Milford just 4 miles away. Located between Gatwick and Heathrow, airport access is less than an hour away to either major airport. The surrounding countryside is ideal for walking, cycling and riding with plenty of country pubs in the adjacent villages. Golfers delight in the superb choices available including the celebrated West Surrey Golf Club. 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, Guildford High School and Godalming Sixth Form College amongst others.



DESCRIPTION

This unique and special country estate gives purchasers the opportunity to improve upon and refurbish the existing dwelling and associated cottages and outbuildings or significantly redevelop the site to create a 'world class' country house given the benefit of outstanding and rarely available permitted development rights over the estate. Our client has created a masterplan for possible redevelopment which would make Old Enton one of the finest properties of its kind in the UK, alternatively a more modest program of works to improve the existing buildings could be implemented (subject to all necessary consents and permissions).

Understood to date in part from the 18th Century with later additions; Old Enton displays the classic Georgian characteristics and proportions with its red brick elevations, pedimented porch and square paned sash windows, some of which have folding internal shutters.

It is our understanding that the Estate sale / purchase would benefit from several Tax related benefits and we would advise buyers to take advice in this regard so as the benefits are understood.



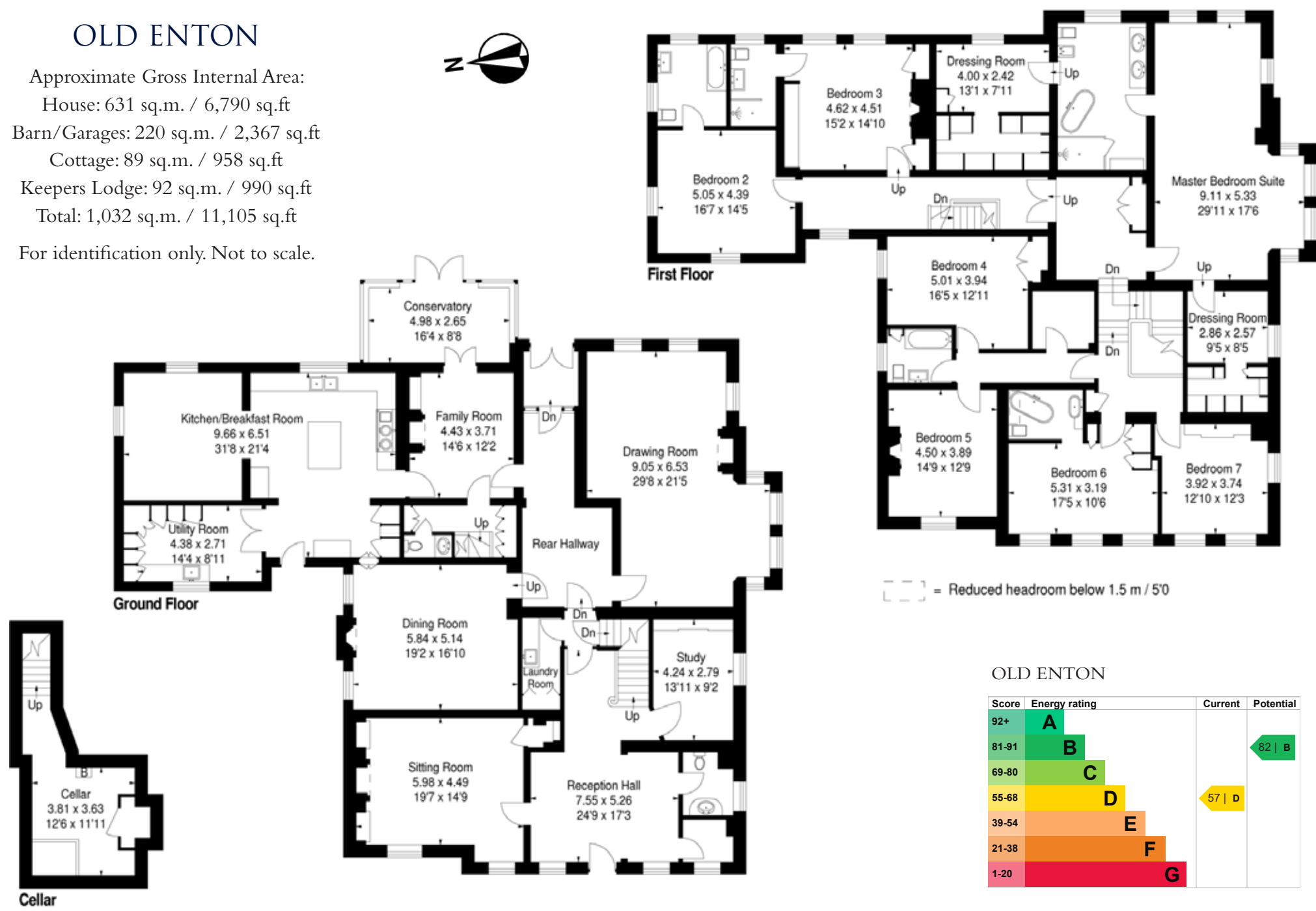






OLD ENTON

Approximate Gross Internal Area:
House: 631 sq.m. / 6,790 sq.ft
Barn/Garages: 220 sq.m. / 2,367 sq.ft
Cottage: 89 sq.m. / 958 sq.ft
Keepers Lodge: 92 sq.m. / 990 sq.ft
Total: 1,032 sq.m. / 11,105 sq.ft
For identification only. Not to scale.



OLD ENTON

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

STABLE COTTAGE



OUTBUILDINGS

To the north of the main house and beside the second access drive, a collection of period outbuildings include garaging for up to six cars, workshop, storage and a period barn.

PERIOD BARN

The barn is of particular interest. Having been restored some years ago as a leisure or party space it provides the ideal venue for guest accommodation or informal entertaining. The barn comprises two linked rooms with the main room having French doors opening onto a small patio, plus two further rooms arranged as a gymnasium and a kitchenette. There are also stairs up to a mezzanine level currently arranged as sitting/media room and an adjacent bathroom.

COTTAGES

There are two separate cottages within the estate. Stable Cottage is attached and forms part of the main barn and garage building. Accommodation comprises two bedrooms, bathroom, sitting room, dining room, kitchen and utility room. Keeper's Lodge which is in a near derelict state is situated at the end of a private lane and some distance from the main house. Accommodation includes two bedrooms, bathroom, living room, study and kitchen.

PERIOD BARN

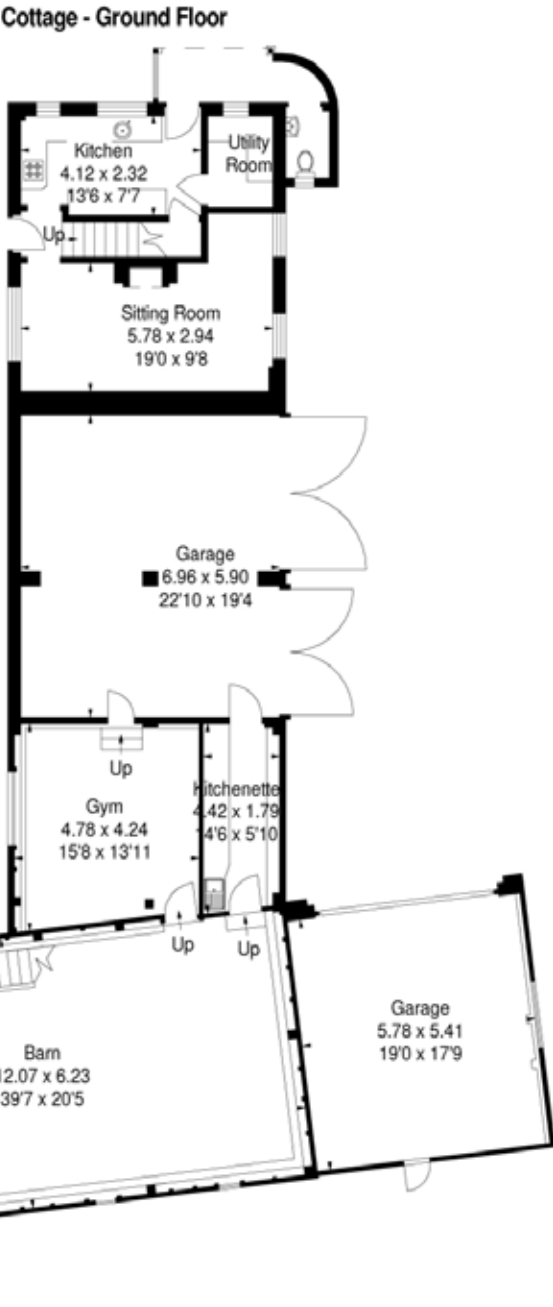


KEEPERS LODGE

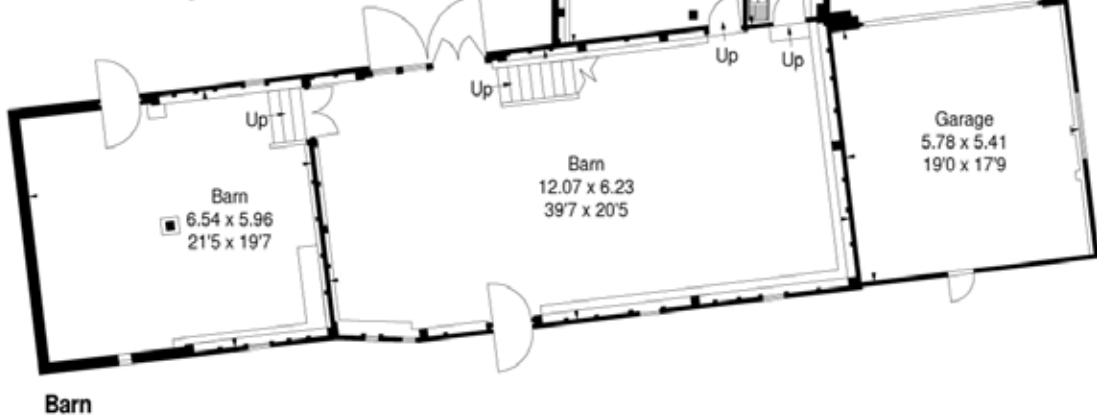
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 106 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 24 F | |
| 1-20 | G | | |

STABLE COTTAGE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 30 F | |
| 1-20 | G | | |



Cottage - First Floor







GARDENS AND GROUNDS

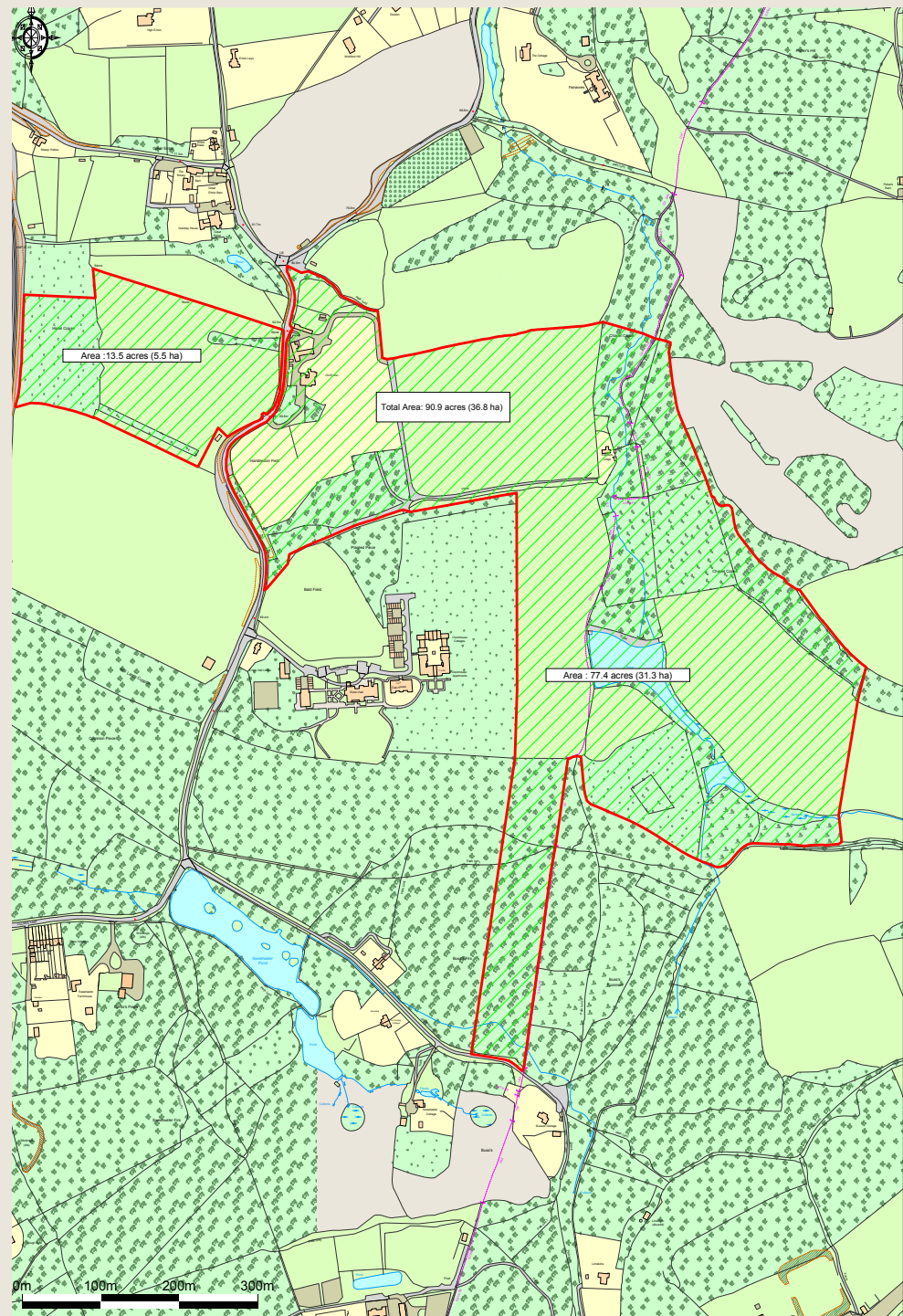
The property is approached from the lane via automatic wrought iron gates. These open onto a gravelled drive that sweeps around to arrive in front of the house at a very spacious forecourt and turning space around a central island.

To the western side of the formal garden in a delightfully private and secluded corner, there is a outdoor swimming pool with an extensive paved surround and pool house. A path leads a short distance from here to the tennis court. Much of the remaining estate is laid down to grass land and divided into a number of fenced paddocks. Depending on the intended use, these areas can be relatively low-maintenance requiring just an annual mowing. Alternatively it would be an easy matter for a knowledgeable owner to bring them into equestrian use. The remaining land comprises mixed woodland, some of which is recorded as 'ancient woodland', and two lakes. Among the interesting trees in the grounds are a pair of ancient yews that are thought to be as much as 2000 years old. At present the woodland, lakes and pasture are maintained in a 'natural' state, requiring minimal attention in order to provide habitat for a variety of wildlife, which it does very successfully.

FOOTPATHS

Two footpaths cross the land but neither are close to the house or gardens. Please refer to the site plan. There are three bridle ways nearby one of which adjoins the land to the south.





PROPERTY INFORMATION

TENURE

Freehold

LOCAL AUTHORITY

Guildford Brough Council- Council Tax Band H

FIXTURES AND FITTINGS

Certain fixtures, fittings and furnishings i.e. fitted carpets, curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiation.

VIEWINGS

Strictly by appointment with the joint selling agents, Savills or house.

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house.
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