

WROTHAM HOUSE







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KNIGHTONS LANE, DUNSFOLD, GODALMING, SURREY, GU8 4AU

A beautifully designed, energy-efficient four-bedroom country home set within approximately 13 acres of bluebell woodland, offering light-filled contemporary living, elegant reception spaces and exceptional privacy in a semi-rural setting.

- Modern energy efficient country house
- Drawing room, sitting/dining room, media room, playroom/home office
- Bespoke Laura Ashley fitted kitchen/ breakfast/ family room, utility room
 - Principle bedroom with vaulted ceiling and en-suite bathroom
 - Three further double bedroom suites
 - Air source heat pump, ventilation and heat exchange unit
 - Cat 6 cabling throughout the house
 - Long private driveway, double garage
- Extensive lawn gardens and bluebell woodland
 - In all circa 13 acres

Guildford Town Centre & Mainline station 11.9 miles (London Waterloo from 32 mins),
Godalming Station 6.9 miles (London Waterloo from 40 mins), Cranleigh 6.4 miles



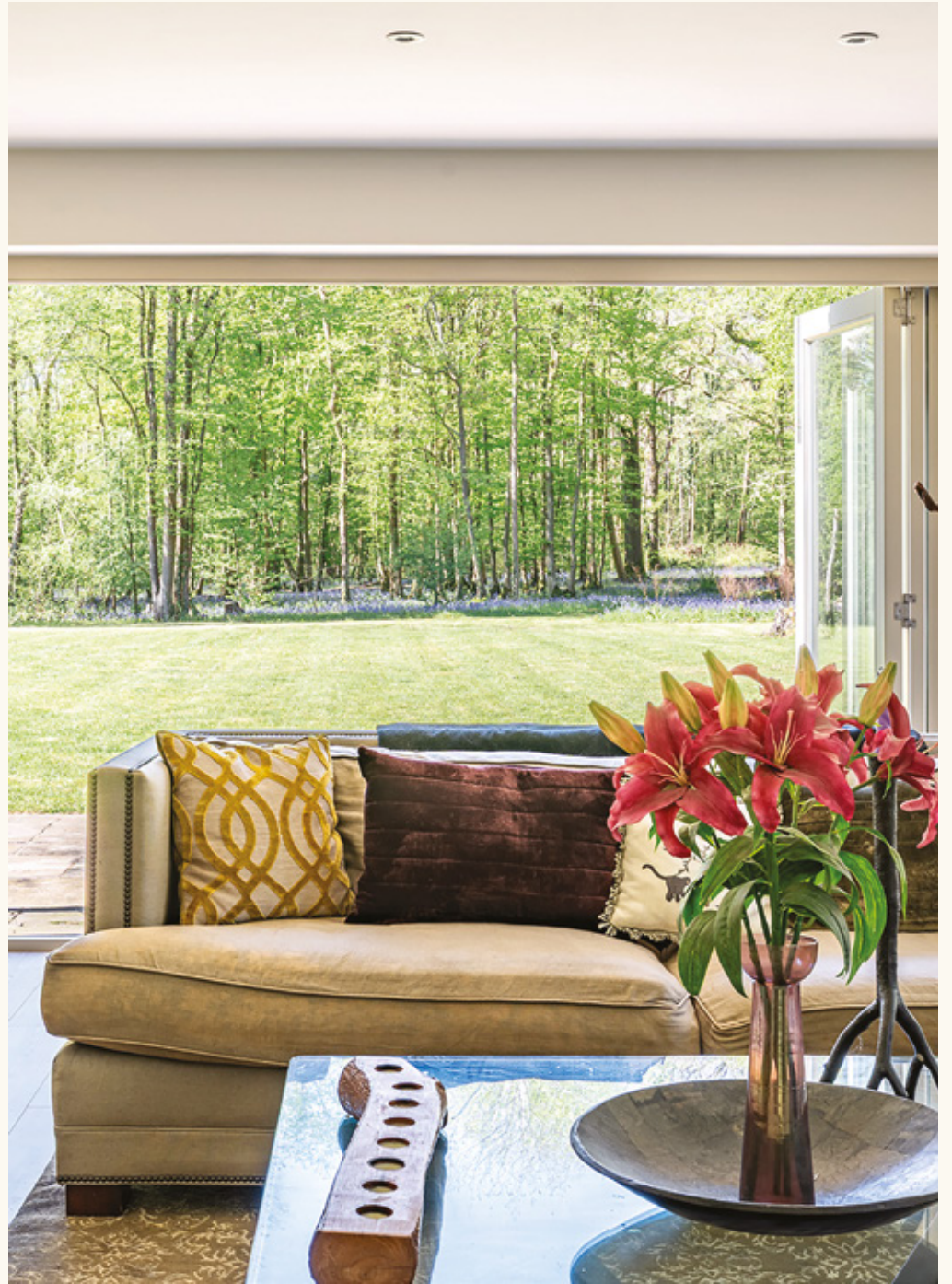
THE LOCATION

Dunsfold is a charming small village surrounded by wonderful open countryside. The village boasts a beautiful thirteenth-century church, a local shop with post office and a public house.

The bustling village of Cranleigh provides excellent shopping for everyday needs including an M&S food store, whilst the country town of Godalming offers more comprehensive amenities, including Waitrose and Sainsbury supermarkets, and an ever-increasing array of restaurants.

Slightly further afield, is the County Town of Guildford with its famous cobbled high street, covered shopping precincts and many leading stores. Recreational facilities are well catered for by the Yvonne Arnaud, and Electric Theatres, the G Live Arts Centre, a ten-screen Odeon cinema and the multisport Spectrum Leisure Centre and Surrey Sports Park. A series of footpaths and bridleways connect Dunsfold to the surrounding countryside, which is ideal for the walking and riding enthusiast, whilst golf is

played at Cranleigh, Bramley, and West Surrey. Excellent schools are plentiful in the area including Cranleigh, St. Catherine's, Charterhouse, The Royal Grammar School, and Guildford High, to name but a few.



THE PROPERTY

Wrotham House is a newly completed, architect-designed home, thoughtfully created by a local architect on land long held by a local family. It has been carefully designed to sit harmoniously within its beautiful rural surroundings, combining traditional materials—such as extensive oak—with modern, energy-efficient technology, including underfloor heating throughout via an air source heat pump and a mechanical ventilation and heat recovery system.

Approached via a gated gravel driveway, an oak-framed porch leads into a welcoming central reception hall, setting the tone for the light, bright and well-balanced accommodation.

To the front, a generous family room features a bay window enjoying an easterly aspect. To the rear, the drawing room provides a more formal reception space, centred around a contemporary chimney breast with a built-in glass-fronted fire and minimal hearth, creating a sleek focal point. Full-height glazed bi-fold doors open directly onto the garden, complemented by additional windows that enhance the natural light and outlook.

A particular highlight is the impressive open-plan Laura Ashley fitted kitchen/dining/family space, designed with a strong emphasis on light and flow. The bespoke kitchen is arranged around a central island with pendant lighting above, offering both preparation space and informal seating. Large-format tiled flooring and a soft neutral palette enhance the sense of space, while a wall of bi-fold doors spans the rear elevation, opening onto the terrace and creating an excellent indoor-outdoor connection. A well-appointed utility room is positioned just off the kitchen with external access.





The first floor continues the sense of light and space, with a generous landing leading to four well-proportioned bedroom suites. The principal bedroom is particularly striking, featuring a vaulted ceiling with rooflights that flood the room with natural light, creating a calm and airy retreat. The en-suite is elegantly finished, with a freestanding bath, walk-in shower and twin basins. Three further double bedrooms, all with en-suite facilities, complete the accommodation. Planning permission has previously been

granted for the creation of a second floor to provide a fifth bedroom suite, subject to the usual consents.

The lower ground floor offers excellent additional space, including a media room, games room or home office, along with a dedicated plant room.

Outside, the property enjoys a wonderfully private and peaceful woodland setting. A terrace to the rear provides an ideal space

for entertaining and leads onto a level area of lawn, beyond which the grounds extend into established woodland. In the spring, the woodland is carpeted with bluebells, while a network of pathways allows for enjoyable walks throughout the year.

In all, the gardens and woodland extend to approximately 13 acres, offering a rare combination of privacy, natural beauty and lifestyle appeal.



INFORMATION

SERVICES

Air source heat pump. Ventilation & heat recover system, mains water, electricity and Klargester sewage treatment plant.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Waverley Borough Council: 01483 523333

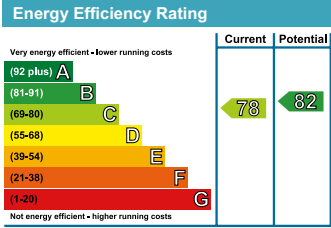
COUNCIL TAX

Band H

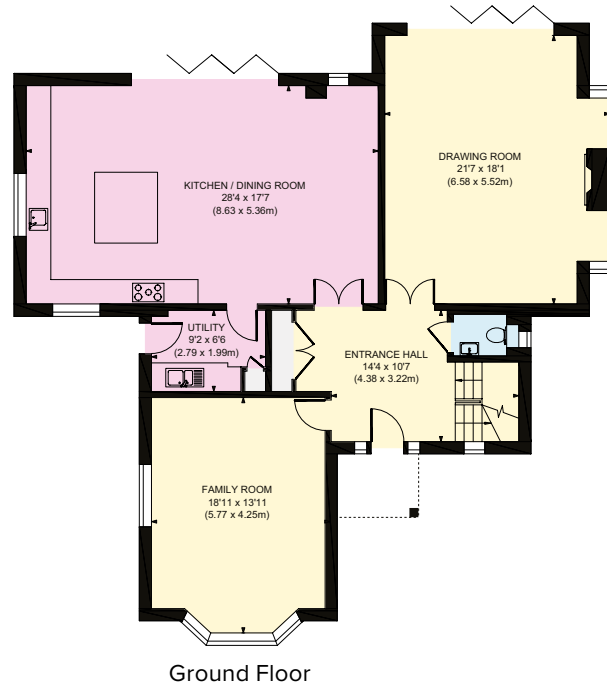
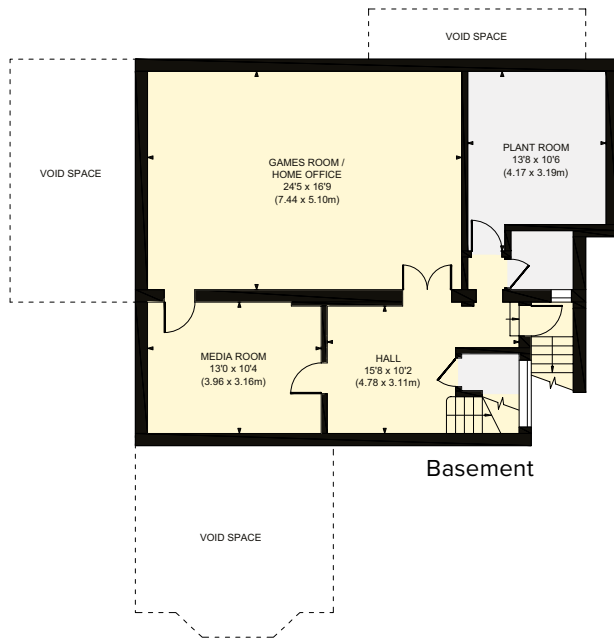
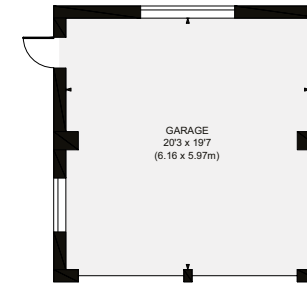
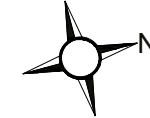








Approximate Gross Internal Area
 Main House: 3,707 sq ft / 344.35 sq m
 Garage: 396 sq ft / 36.77 sq m
 Total: 4,103 sq ft / 381.12 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

