

# 2 GORSE HILL







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PETWORTH ROAD, WORMLEY, GODALMING, SURREY GU8 5TR

An extraordinary home of elegantly proportioned living space, carefully curated presentation, and breathtaking southerly views over the Weald towards the South Downs.

- Breathtaking southerly views
  - Entrance hall
  - Sitting room
  - Family/Dining Room
- Study
  - Kitchen dining room
  - Ground floor bedroom suite
  - Principal bedroom suite
  - Three further bedrooms
- Family Bathroom
  - Private garden and ten acres of communal grounds including lawns and woodland
  - Cellar

Witley station 0.5 mile, Chiddingfold 2 miles, A3 junction at Milford 3.5 miles



## LOCATION

Situated high on the North Downs escarpment, overlooking the Weald and South Downs, Gorse Hill lies within the protected landscape of the Greenbelt and Surrey Hills AONB. Accessed via a private road between Witley, Hambledon, and Wormley, it offers remarkable seclusion yet is only 0.5 miles (900m) from Witley Station, with direct rail links to London Waterloo and Portsmouth. The nearby villages of Witley, Hambledon, Milford, and Chiddingfold provide amenities such as shops, pubs, restaurants, and the popular Secretts Farm Shop. Godalming, five miles away, offers supermarkets, cafés, bars, and a lively High Street. Families benefit from excellent schools including King Edward's, Barrow Hills, Rodborough, and Godalming College, with further top schools like Priorsfield, St Hilary's, Charterhouse, Aldro, St Catherine's, Cranleigh, and the Royal Grammar and High School in Guildford. The surrounding countryside is celebrated for its beauty, with far-reaching views, ancient woodlands, and extensive footpaths and bridleways through the Surrey Hills.



## THE PROPERTY

A light, generously proportioned and impeccably presented 5-bedroom home with the most remarkable southerly views towards the South Downs AONB. Carefully and sympathetically reconfigured and updated by our clients, the property now offers well planned living space over two floors that encompassed modern ideals of informal living/dining, open plan spaces, ensuite facilities and energy efficiency with more traditional elements of architectural elegance, sash windows, fireplaces, and carefully styled finishes. Living space incorporates a contemporary kitchen dining room fitted with Fisher & Paykel white goods, a generous sitting room with fireplace and French doors opening onto the rear terrace and garden, a useful family room or dining room and a further small study. The entrance hall is particularly generous with a striking tiled floor and provides access to a useful ground floor bedroom suite with shower room. There are a further four bedrooms on the first floor, including a super principal bedroom with walk through dressing area and ensuite wet room.



The property forms part of small community of just six properties created from a period country home sitting in fabulous grounds that extend to over 10 acres. There is a private garden immediately to the rear of the house with large paved terrace, mature hedging and estate fencing that allow a real sense of connection to the stunning views. Communal gardens provide a mix of rolling lawns, mature woodland, fernscape, long winding gravelled driveway and various areas for bike stores and garden sheds.



## INFORMATION

### SERVICES

Mains Gas, electricity and water. Private drainage

### TENURE

Freehold. Monthly management charge payable to the Residents group of £275.

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

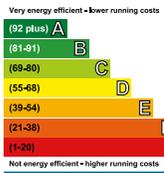
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### WHAT3WORDS

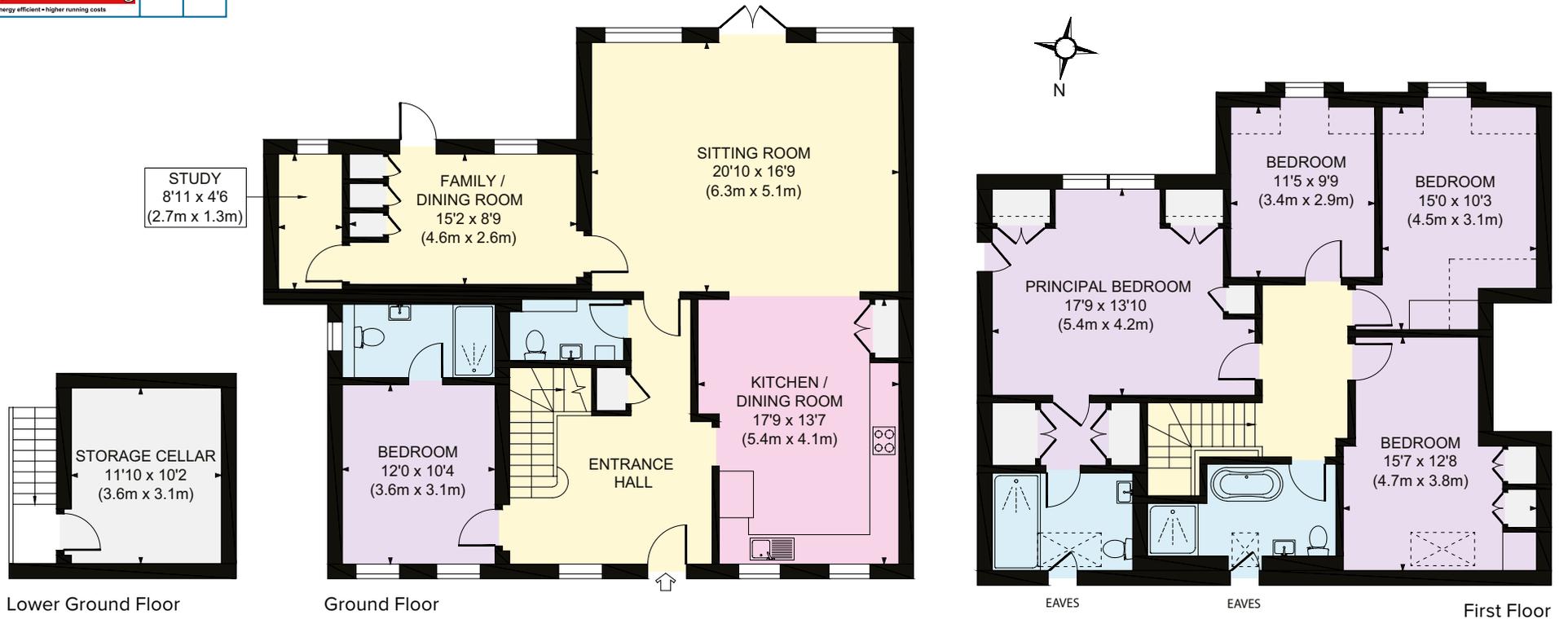
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**Energy Efficiency Rating**



Approximate Gross Internal Area:  
2361 sq ft / 219.30 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.



Grantley  
26 Church Street, Godalming  
Surrey, GU7 1EW  
01483 407 630  
godalming@grantley.net

