

# 5 BUSBRIDGE HALL







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HOME FARM ROAD, GODALMING, SURREY, GU7 1XG

A substantial four bedroom penthouse apartment, in an impressive Edwardian mansion. Set within 15 acres of beautifully landscaped communal gardens and benefiting from a tennis court and secure parking.

- Entrance hall, Drawing room
  - Kitchen/Dining area
- Principal bedroom suite with private roof terrace
  - Ground floor bedroom suite
- Two further bedrooms and a family shower room
  - 15 acres of communal gardens
    - Secure gated parking
    - Ancillary storage room
    - Tennis Court

Godalming Station – 1.6 miles (London Waterloo from 41 mins), Guildford Station – 6.1 miles (London Waterloo from 32 mins), Gatwick Airport – 27.3 miles, Central London – 40 miles (all distances are approximate.)



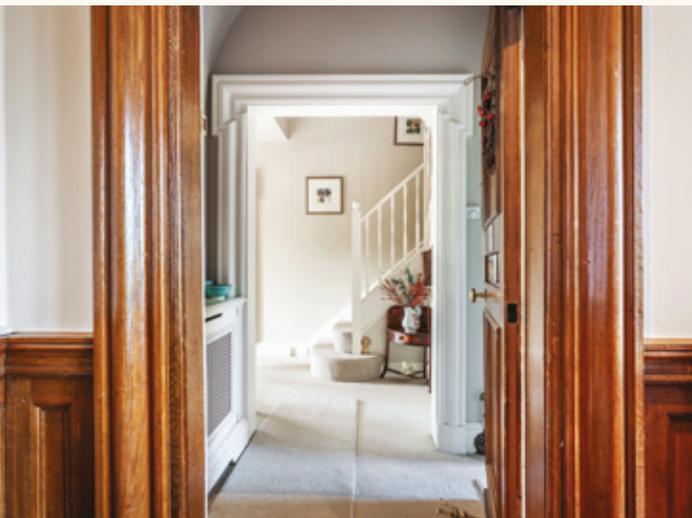
## THE PROPERTY

Set within the impressive and historic Busbridge Hall, this substantial penthouse apartment offers elegant accommodation arranged over the top two floors, combining period grandeur with generous living space in a highly regarded residential setting on the edge of Godalming.

The property is approached via the hall's communal entrance and opens into a striking drawing room of excellent proportions, ideal for both entertaining and everyday living. High ceilings and large windows enhance the sense of space and light, while the layout flows naturally through to a well-appointed kitchen/dining area, providing a practical yet sociable heart to the home.

The apartment offers multiple bedrooms, including a particularly impressive principal bedroom suite, along with further well-proportioned bedrooms that are ideal for family, guests, or home working. Ancillary spaces such as a boiler room and storage room add valuable practicality rarely found in properties of this type. A private terrace provides a pleasant outdoor retreat, perfect for enjoying warmer months.

Overall, the apartment extends to over 2,000 sq ft of internal accommodation, offering a rare combination of scale, character and versatility. Busbridge Hall is set within 15 acres of attractive communal gardens and enjoys a peaceful yet convenient location as well as a tennis court.





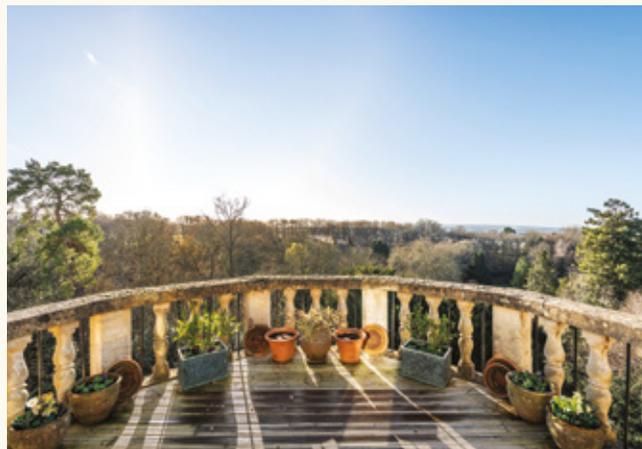
## THE LOCATION

Busbridge Hall occupies a wonderful position on the rural outskirts of Godalming town. This attractive market town provides a good range of amenities, including supermarkets, banks, bars and restaurants, in addition to a main line station offering a fast and frequent service to London Waterloo, with journey times from about 41 minutes. A more extensive range of shopping, leisure and cultural amenities is available at Guildford.

There is a wide choice of both state and private schools in the area, including St Edmund's, Busbridge School and Godalming College which are all in close proximity.

Road communications are excellent, with easy access to the A3 for London and the south, as well as the M25 for the airports and national motorway network.

Nearby is the Holloway Hill recreation ground, which is a fantastic multi use facility with playing fields, Pavilion, play park and carpark. This is a great community asset and serves many people and clubs, whether it is for formal sporting activity, boot camps or more informal use as an open space. Further recreational opportunities in the area include well-equipped sports centres at both Godalming and Guildford and country sports at several local venues. In addition, the surrounding countryside offers excellent opportunities for walking, cycling and riding. West Surrey Golf Club is also approximately 3 miles away.





## INFORMATION

### SERVICES

Mains water, electricity and gas fired central heating.

### FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

### TENURE

Share of Freehold

### LOCAL AUTHORITY

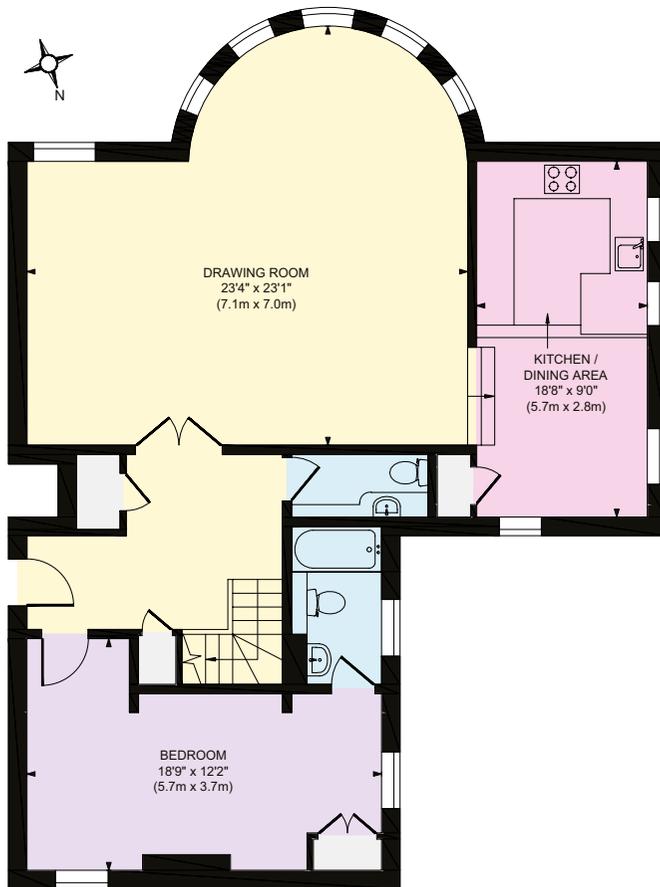
Waverley Borough Council Tel: 01483 523333

### DIRECTIONS

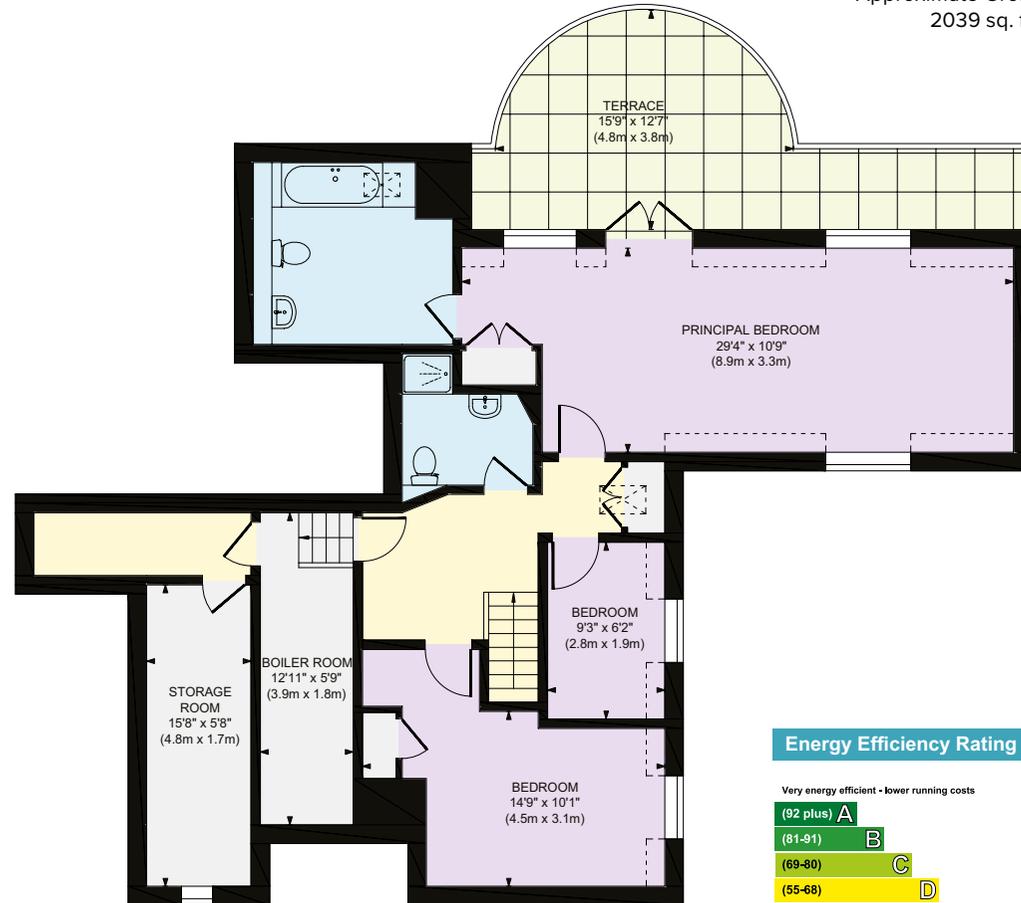
What3Words: panels.other.diner



Approximate Gross Internal Area  
2039 sq. ft / 189.42 sq. m

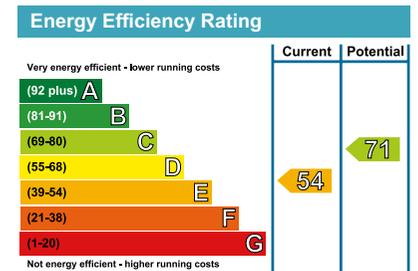


First Floor



Second Floor

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



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  
Poyle House, 24 Epsom Road  
Guildford, Surrey, GU1 3LE  
01483 407 620  
enquiries@grantley.net

