

9 Oak House

Enton Hall Enton Godalming Surrey GU8 5AP



EMERY & ORCHARD
ESTATE AGENTS



A superbly appointed three bedroom top floor apartment with spectacular views set within a gated development in 50 acres of grounds with swimming pool, tennis courts and 9 hole golf course.

Guide Price: £475,000
Leasehold

01483 419 300

20 High Street, Godalming, Surrey,
GU7 1EB
fax 01483 419 400
e-mail office@emery-orchard.co.uk



www.emery-orchard.co.uk

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Security Video Entry System ♦ Sitting Room with Fabulous Views ♦ Superb Fitted Kitchen/Breakfast Room with Integrated Appliances ♦
Study/Bedroom Three ♦ Master Bedroom with Re-Fitted En-suite Shower ♦ Further Double Bedroom ♦ Re-Fitted Bathroom
♦ Garage and Visitors Parking ♦ Fabulous 50 Acre Communal Grounds ♦ Residents Swimming Pool, Tennis Courts & Golf Course

DESCRIPTION The property is an attractive purpose built second floor apartment forming part of the exclusive Enton Hall development, a combination of apartments and cottages together with the conversion of the original country house, all set in outstanding communal gardens and grounds of approximately 50 acres. The apartment provides bright, well planned and adaptable accommodation offering a high level of specification and presented in good decorative order. The double aspect sitting room is a particular feature enjoying spectacular views over the grounds and countryside beyond. Outside the property has the benefit of its own garage and there is ample visitors parking. The development and its residents also enjoy the benefit of an indoor swimming pool, whirlpool and sauna, 9 hole golf practice area and two floodlit tennis courts. The estate is accessed by Teleguard entry phone system at the main gates which are the only vehicular access to the estate. There is also a gate lodge and resident caretaker.

SITUATION The property occupies a delightful semi-rural location forming part of an exclusive private development set within the superb 50 acre estate of Enton Hall in an area of great landscape value. Enton Hall is located at Witley and lies approximately 3½ miles to the south of Godalming. At Witley there is a general store/off-license, newsagent, two typical village pubs and a doctors and dentists surgery. For the commuter there is a choice of Milford or Witley main line stations, both serving Waterloo in under one hour, as well as the main line station at Godalming serving Waterloo in approximately 45 minutes. For commuters by road, the A3, linking with the M25, can be accessed at Milford and provides road communications to London and the south coast, as well as Gatwick and Heathrow airports via the M23 and M25 motorways. Educational facilities are well catered for in both the state and private sector and include Barrow Hills Preparatory School, Priorsfield and Charterhouse Schools. The centres of Godalming and Guildford are both easily accessible and provide a comprehensive range of shopping, leisure and recreational facilities. For the walking and riding enthusiast there is some of Surrey's most beautiful countryside in the surrounding district.

Directions: Proceed out of Godalming in a southerly direction along the A3100 Portsmouth Road. Upon entering Milford turn left at the first mini roundabout into Church Road and then immediately first left into Station Lane. Continue over the level crossing and take the next turning on the right into Water Lane signposted Enton Hall. Continue for approximately one mile and the gated entrance to the development will be seen on your left hand side.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



Milford Main Line Station – 1.6 miles (Waterloo approx. 45/50 mins) Godalming – 4 miles Guildford – 9 miles
 Farnham – 11.1 miles Haslemere – 6.3 miles Gatwick – 33.1 miles Heathrow – 31.1 miles
 A3 – 3.0 miles M25 – 18.2 miles M3 – 17.5 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
70	79	67	77
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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