



THE LODGE, WESTWOOD LANE, NORMANDY, SURREY, GU3 2JE





SURREY – NORMANDY
DISTINCTIVE 4 BEDROOMED FORMER LODGE, PERIOD BARN,
HEATED SWIMMING POOL,
BUILDERS YARD (with planning) separate entrance ABOUT 1.5 ACRES
EQUESTRIAN YARD 4 STABLES
APPROXIMATELY 8.5 ACRES (tbv)
For Sale as a whole or in 2 lots

THE LODGE
WESTWOOD LANE
NORMANDY
SURREY
GU3 2JE

DESCRIPTION

The Lodge combines a very distinctive country house, with scope to increase the living area by incorporating the integral garage (stp) with builders yard, all set in very secluded productive gardens of around 1.5 acres with excellent heated swimming pool, with enviable equestrian facilities extending to some 8.5 acres. This is a rare combination yet has the added advantage of immediately adjoining a byway and being a relatively short ride from extensive riding countryside across the MOD land. Parwood Equestrian Centre is a short distance away and Merrist Wood within 3 miles. For commuting there is a railway station within 2 miles.

The property approached off Westwood Lane via a private road, shared by the adjoining property. A gravelled driveway in front of the house allows parking for a number of cars and access to the garage.

The accommodation is arranged over ground and first floors and comprises:

ENTRANCE PORCH

With cloaks cupboard

DINING ROOM / KITCHEN: 22'0" x 13'6". Patio doors leading out onto paved patio and swimming pool. Well fitted kitchen area with breakfast bar door to:

GARAGE/ POTENTIAL ACCOMMODATION (stp) 18'5" x 16'5". Utility area.

FAMILY BATHROOM: Fitted corner shower, bath, toilet and wash basin.

RECEPTION ROOM: 14'8" x 13'7" Fireplace and radiator

BEDROOM 3: 11'0" x 10'0" Radiator .

Ensuite shower room with corner shower, toilet and wash basin..

BEDROOM 2: 10'11" x 10'2" Fitted wardrobes, radiator.

BEDROOM 1: 16'4" x 12'6".

Ensuite Shower room: Fitted with shower cubicle, toilet & hand wash basin.

FIRST FLOOR

Approached from stairs off Dining room / kitchen.

BEDROOM 4: 18'8" x 12'4". Fitted wardrobes,

ensuite shower room: Fitted with toilet, shower cubicle and hand wash basin.

PLANNING PERMISSION: Planning permission has been granted for a 5m x 4m conservatory overlooking the swimming pool

OUTSIDE

The gardens and grounds are a particular feature of The Lodge with extensive productive vegetable and fruit growing areas, secluded lawns, leading up to the area of the grounds which has full planning permission for use as a builders and plant hire yard, this is a very valuable permission and is considered very hard to obtain. The yard has its own self contained vehicular access off Westwood Lane.

BARN: 34ft x 16ft . This lovely period barn being oak framed with peg tiled roof , was rescued by the present owners and pains painstakingly reconstructed.

The barn now houses the changing facilities for the swimming pool and the swimming pool boiler.

Kennels:

EQUESTRIAN FACILITIES

Situated directly to the South of the property comprising:

Block of 3 Stables @; 11'6" x 11'6" and hay store/possible 4th stable

Tackroom.

The grazing extends in total to approximately 8.5 Acres

SERVICES: Mains water, electric, main s drainage

DIRECTIONS: From junction 10 of the M25 take the A3 Southbound towards Guildford and Portsmouth. On passing up Cathedral Hill on the Guildford by pass keep in the left lane and follow the turn off onto the A31 towards Farnham. Take the first exit sign posted to Puttenham and at the junction turn right. Just after passing under the A31 take the left turn down the hill. Continue along this road passing through the village of Christmas Pie. After passing under the railway bridge take the first driveway on the left after the fields. The Lodge will be found immediately on the right and the 8.5 acre paddock and stables on the left of the driveway.
LOCAL AUTHORITY: Guildford Borough Council, Millmead House, Millmead, Guildford Surrey, GU2 4BB Telephone: 01483 505050

PRICE: Guide Price £1.25m for the whole or available in 2 lots

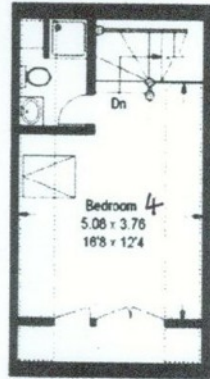
VIEWING:

Strictly by prior appointment through the owners sole agents. Pelhams. 7 York Road, Woking, GU22 7XH. 01252 781640

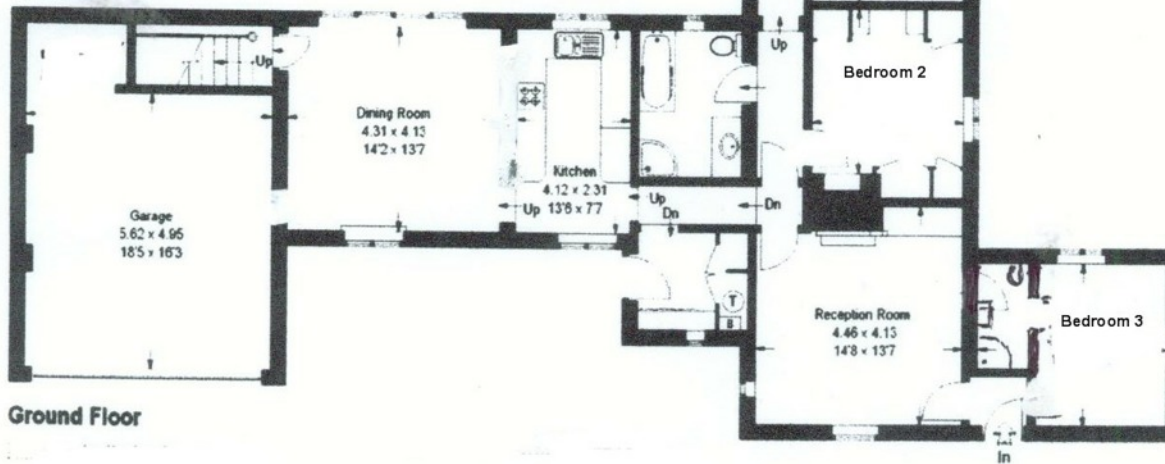
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Approximate Gross Internal Area (including Garage) :-
176 sq m / 1804 sq ft



First Floor



Ground Floor

