

# PARSONAGE HOUSE







# PARSONAGE HOUSE

NR BROOK, WITLEY, GODALMING, SURREY, GU8 5PT

A distinguished country residence in the heart of the Surrey Hills, timeless architecture, exquisite craftsmanship, and modern refinement. Private parkland setting just minutes from Godalming and Haslemere.

- Grand reception hall, drawing room, dining room, sitting room, study
  - Luxury bespoke kitchen/ breakfast by Ashcrest Joinery
- Utility/boot room with dog grooming station, two cloakrooms
- Conservatory, office, gym/ summer room (potential for annexe)
- Principal bedroom with dressing room and en suite bathroom
- Guest suite with en-suite bathroom
- Three further double bedrooms and two bathrooms (one en-suite)
  - First-floor laundry room, substantial loft/ storage room
- CAT 5 & 6 throughout, along with integrated cabling for AV
- Automated gated entrance, long sweeping driveway with ample parking
- Three bay garaging with mezzanine level above
- Secondary double garage, back drive
- Swimming pool heated via an Air Source heat pump
- Stunning gardens with a formal planting, and parkland grounds
- Elevated with far-reaching landscape views
  - In all 3.5 acres

Witley 1.4 Miles - (London Waterloo from 55 minutes), Haslemere 4.8 miles (London Waterloo 49 minutes),  
Godalming 4.7 miles - (London Waterloo from 46 minutes), Guildford 11 Miles and London 57 miles.



## SITUATION

Parsonage House enjoys an outstanding rural position, designated as an Area of Outstanding Natural Beauty. It lies close to the villages of Milford to the north and Brook to the south—home to a charming cricket green and the Dog & Pheasant public house.

The historic town of Haslemere is just 4.6 miles away, offering a range of excellent schools, shops, and a mainline railway station with a direct service to London Waterloo in as little as 49 minutes. Godalming, slightly further at 4.7 miles, offers additional amenities and fast rail connections, as well as access to the A3 and the wider motorway network.

Godalming's vibrant high street includes Waitrose and Sainsbury's, alongside a variety of cafés, restaurants, and boutique retailers. The surrounding countryside—much of it National Trust-owned—includes Hindhead Common and the Devil's Punch Bowl, offering outstanding opportunities for walking, cycling, and riding.

Local schooling is of an exceptionally high standard, with nearby options including St Catherine's, Charterhouse, Priorsfield, Cranleigh, Farlington, and Seaford College, alongside several well-regarded preparatory and village schools.

Sporting enthusiasts will appreciate the abundance of facilities in the area, including renowned golf courses such as Hankley Common, Blackmoor, Liphook, and West Surrey. There is polo at Cowdray Park, horse racing at Goodwood, Ascot, Sandown, and Fontwell, and sailing along the south coast at Chichester.







## LOCATION

As you turn off Haslemere Road and follow the quiet lane, you are immediately enveloped by the breathtaking landscape. Rolling open fields stretch out to the horizon, with the distant Surrey Hills painting a picturesque backdrop. It feels as though you've arrived at a tranquil rural retreat—yet you are just five minutes from the thriving market town of Godalming, with its excellent transport links.

Passing through the automated gates, the private driveway unfolds to reveal sweeping views through mature trees and across the estate's parkland grounds. The sense of arrival is undeniable as you approach this magnificent country residence.

## HISTORY

Parsonage House is a distinguished home, believed to date from the early 1900s. Discreetly adjoined to the original farmhouse on its eastern side, the property maintains a strong sense of individuality. With half tile-hung elevations and graceful gabled rooflines, its architectural elegance is immediately apparent.

The house is thought to have been commissioned by the wife of the infamous financier Whittaker Wright, and was subsequently owned by a member of the Whitbread family. More recently, the current owners have undertaken a meticulous and extensive refurbishment programme—thoughtfully modernising the house while preserving its historic charm.







## THE PROPERTY

A substantial front door opens to a welcoming inner lobby, complete with coat and bag storage rooms on either side. From here, double-glazed doors lead into a grand reception hall, dominated by a striking oak bifurcated staircase rising to the galleried landing above.

To the left of the hall lies a beautifully proportioned drawing room. With high ceilings and expansive windows overlooking the formal gardens and parkland, the room is bathed in natural light. An open hearth serves as a central focal point, and an adjoining entrance leads down into a cosy family room or snug.

An inner hallway connects this space to the rear lobby, cloakroom, utility and boot rooms, before looping back to the main reception hall.

To the right of the hall is a newly installed luxury kitchen, designed and handcrafted by Ashcrest Joinery. This exquisite, bespoke kitchen features elegantly curved cabinetry, exceptional storage solutions, and Verdi Italia satin granite countertops. Carefully considered lighting enhances the refined design, while the layout has been tailored to suit both everyday living and entertaining.





A standout feature is the Regency-inspired curved cabinetry, designed to align seamlessly with the ceiling height. Cornice detailing echoes the curvature of the cupboards, creating a harmonious and sophisticated aesthetic throughout. State-of-the-art appliances include a four-oven Aga, additional summer oven, Siemens induction hob, two Asko dishwashers, and twin Liebherr fridge and freezer units. A Perrin & Rowe tap offers instant boiling water.

Beyond the central island with breakfast bar, there is space for a family breakfast table, with wide access into the formal dining room and adjacent timber-framed conservatory. Planning permission (Ref: WA/2023/02123) has been granted for the replacement of the conservatory with a substantial orangery.

At the far end of this wing, an office, shower room, cloakroom and gym/summer room provide the potential for an integral annexe.

The galleried landing leads to the magnificent principal suite, positioned to take full advantage of its southerly aspect and far-reaching views across the gardens and fields. A few steps descend into a well-appointed dressing room, which in turn opens into a luxurious en suite bathroom, complete with walk-in shower, shaped bath, and twin basins set within a bespoke vanity station.

Also on this floor is a newly reconfigured double bedroom with its own en suite, two further double bedrooms, and an excellent family bathroom. A generous guest bedroom and full en suite bathroom are conveniently located near the back staircase leading down to the kitchen and rear lobby.





## GARDENS & GROUNDS

The house is approached via a tree-lined private drive accessed through electric gates. The driveway passes a substantial brick-built triple garage with mezzanine storage above, eventually arriving at a generous forecourt with parking for several vehicles.

The grounds, extending to approximately 3.55 acres, are beautifully landscaped and planted with mature trees, including oak, beech, and birch. The northern garden features a more formal layout, with intersecting walkways and traditional rose beds. To the south, open lawns offer a sense of space and serenity, framed by magnificent woodland views.

A southerly terrace wraps around a superb heated swimming pool, warmed via an air-source heat pump—ideal for summer entertaining and al fresco dining.

To the southeast are a collection of timber outbuildings, a productive vegetable garden, a secondary driveway, and an additional double garage.





## INFORMATION

### FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale although some items may be made available by separate negotiation.

### SERVICES

Oil-fired central heating, air source heat pump, mains water, private drainage, fibre-broadband line

### TENURE

Freehold

### LOCAL AUTHORITY

Waverley Borough Council  
Tel: 01483 523333

### DETAILS PREPARED

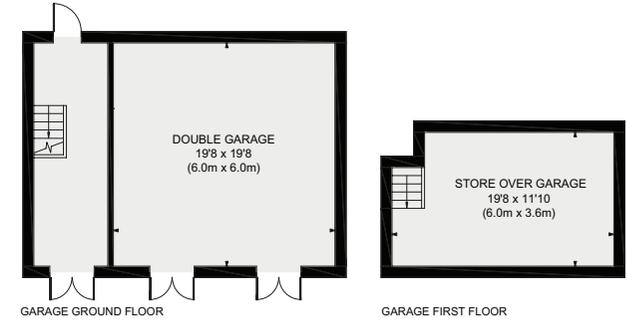
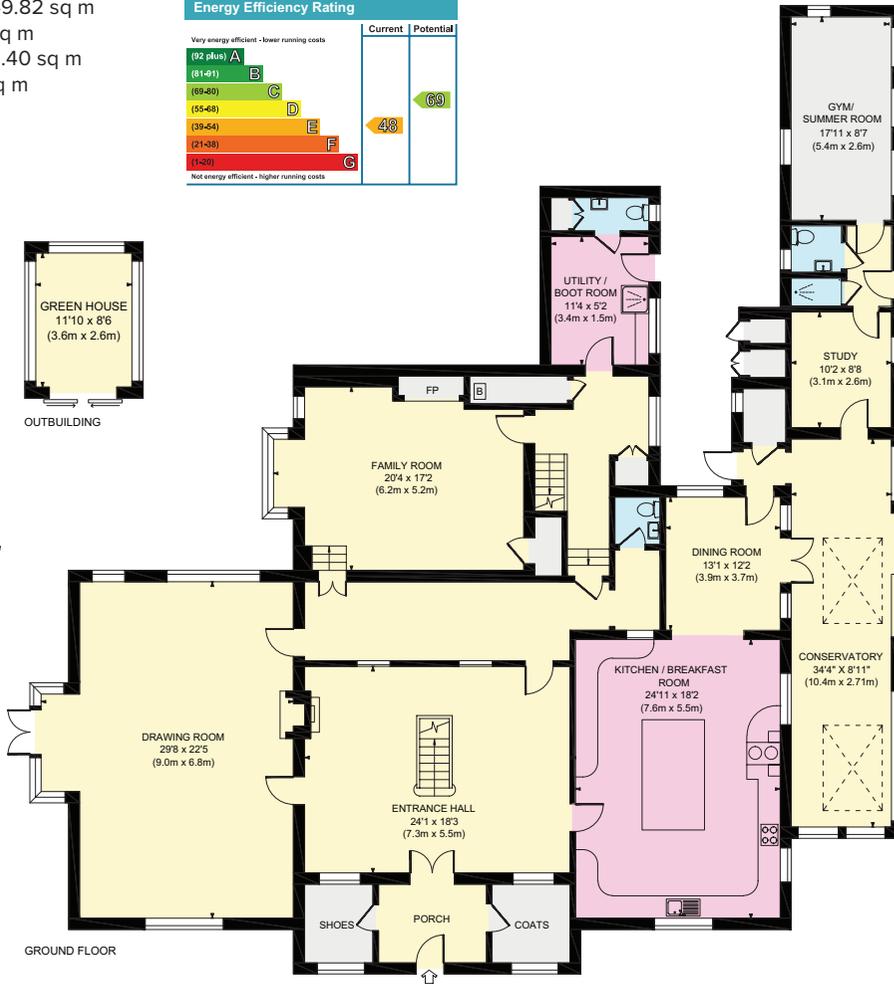
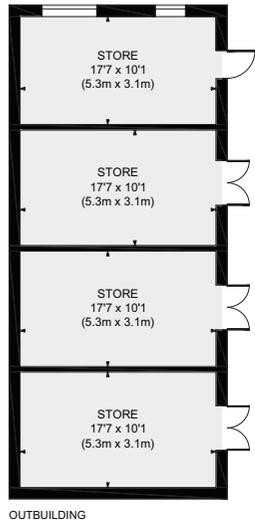
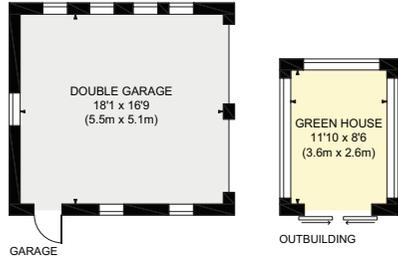
1st May 2025





Approximate Gross Internal Area  
 Main House: 5918 sq ft / 549.82 sq m  
 Garage: 1052 sq ft / 97.76 sq m  
 Outbuildings: 822 sq ft / 76.40 sq m  
 Total: 7792 sq ft / 723.98 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	69



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.



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Area: 3.55 acres (1.492 ha)

Parsonage House

The Old  
Farm House

