

Lower House



Lower House Road, Bowlhead Green
Nr Godalming, Surrey, GU8 6FJ

51°08'27"N , 00°41'12"W
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THE
COUNTRY
HOUSE
DEPT.





ABOUT THIS HOUSE

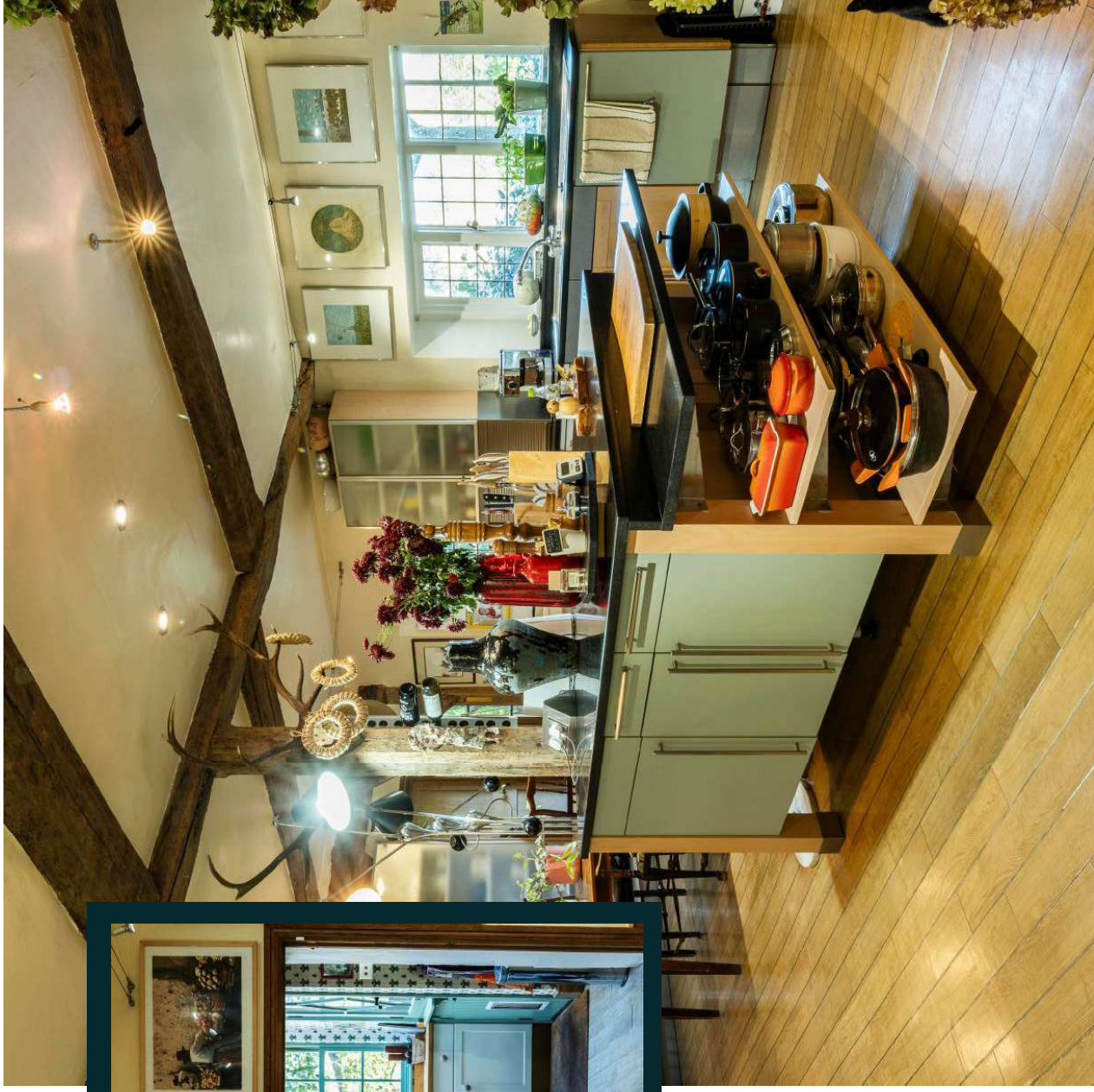
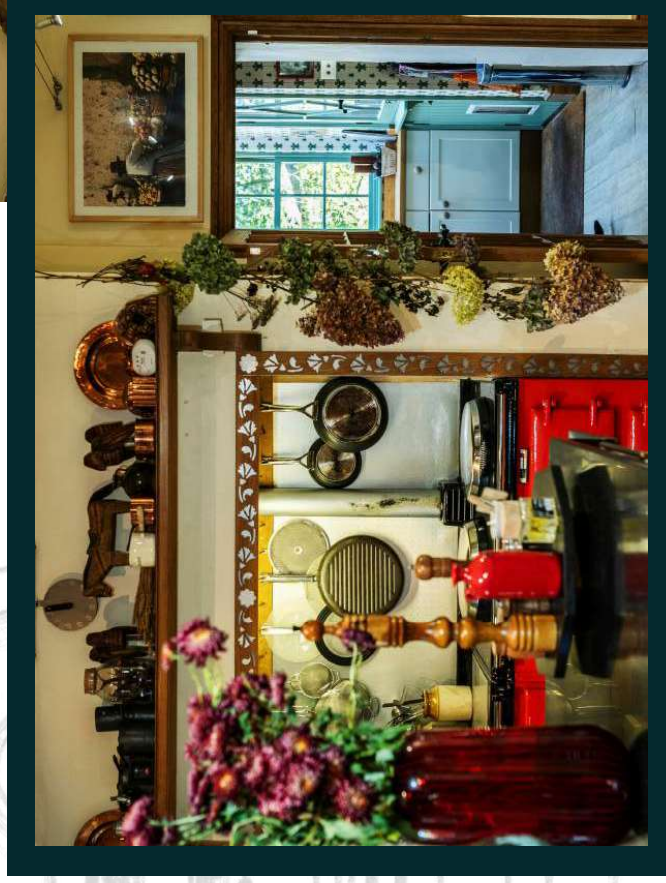


Lower House is a wonderful family home and is known locally for being within the walls of the Witely Park Estate. This ensures that the house enjoys a remarkable level of privacy whilst benefitting from being on the edge of the charming hamlet of Bowlhead Green.

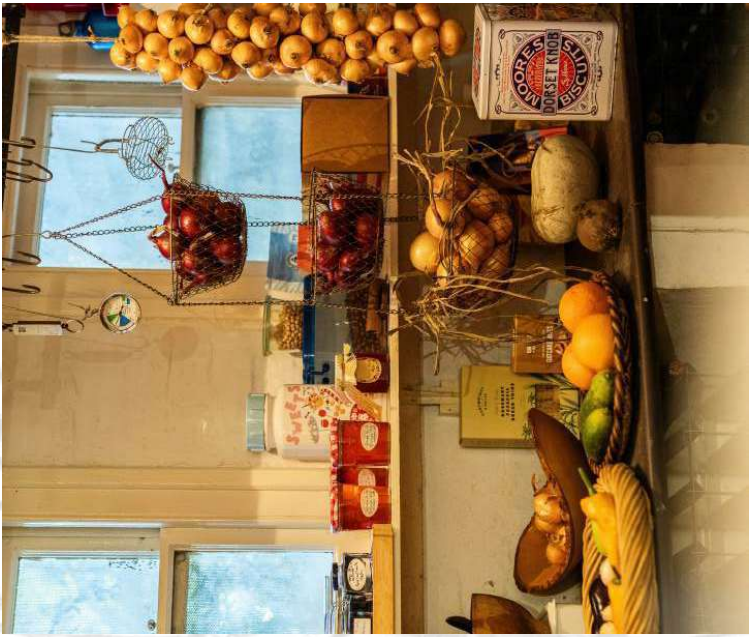
The house extends to over 5,500 square feet and benefits from wonderful architectural features both internally and externally. It has over the generations been enlarged and modernised to provide both elegant formal reception rooms and charming family spaces together with a guest wing and separate cottage.



ABOUT THIS HOUSE



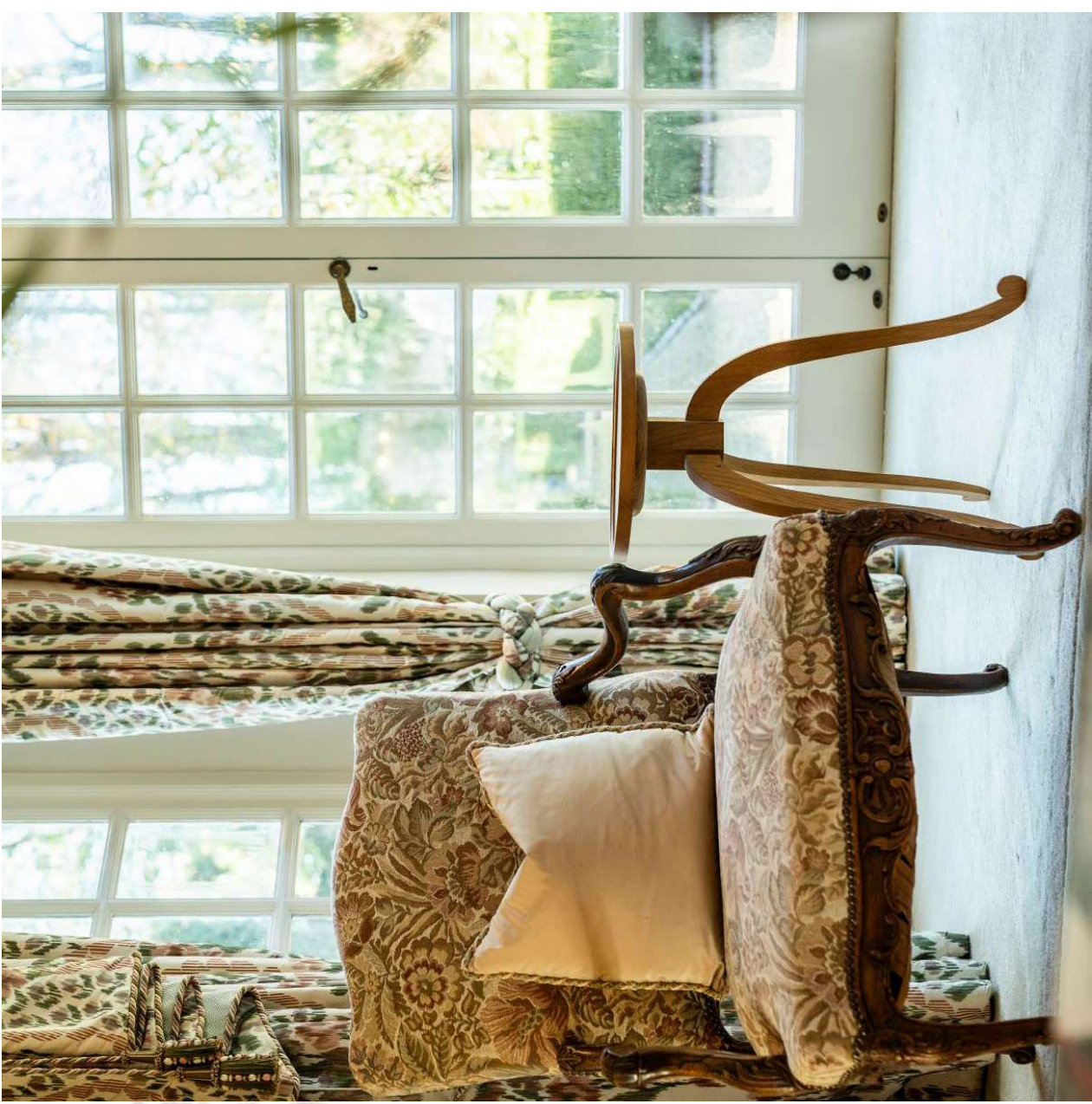
The main house is complimented and surrounded by a remarkable series of gardens which were designed by Gertrude Jekyll in 1916 including a delightful vegetable garden, superb orchard, sweeping lawns with amazing collections of topiary, specimen trees and shrubs as well as an exquisite formal partially walled box garden. The owner has copies of the Gertrude Jekyll planting plans and opened the gardens to the public as part of the National Garden Scheme. In addition there is the walled and gated swimming pool with an excellent pool house incorporating a kitchen, open side entertaining 'barn', sauna, shower and changing rooms. There is also a well sited tennis court plus the delightful cottage and additional outbuildings. All these elements combine to complete what is a superb country home.









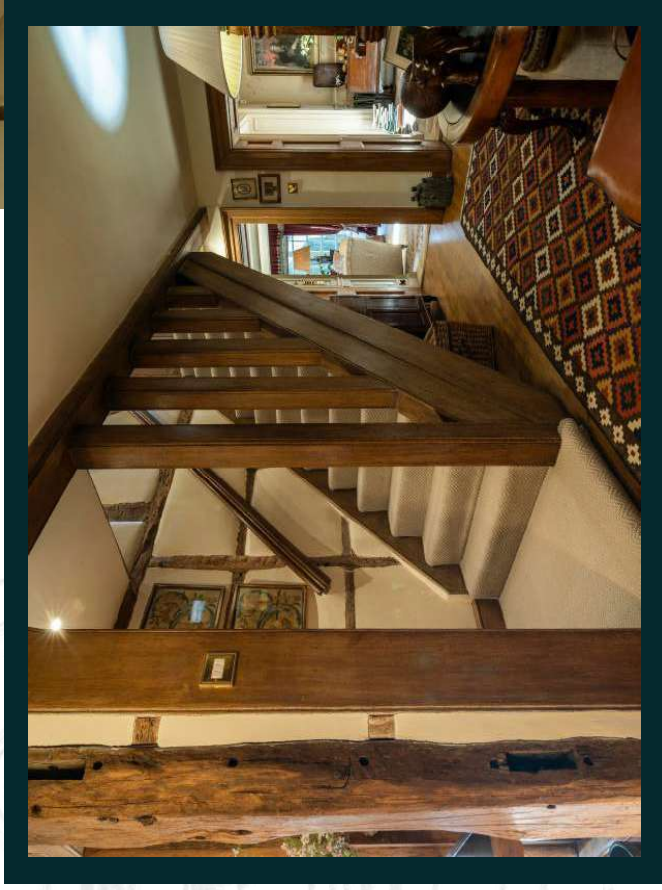








THE FINER DETAILS

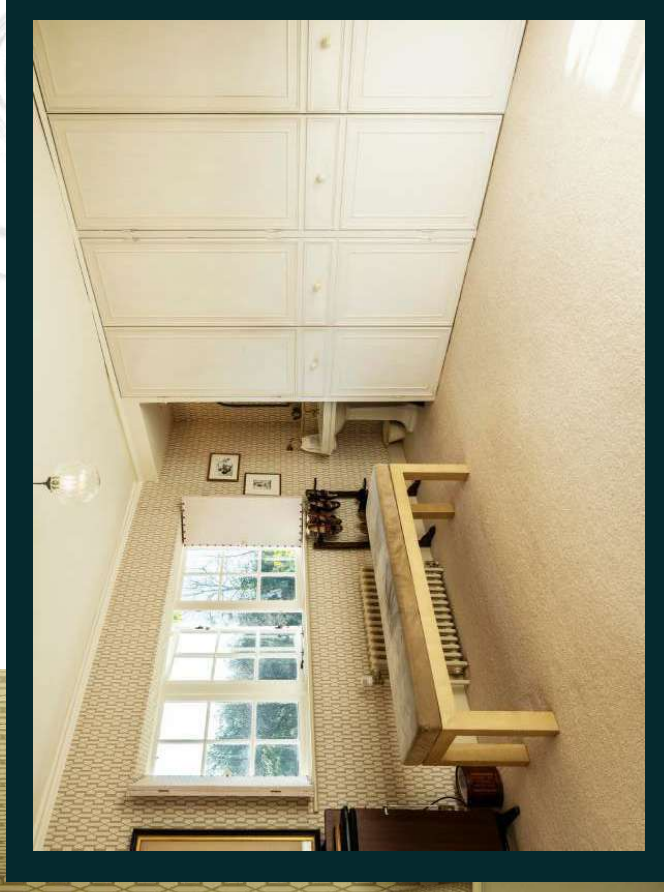


- 7 Bedrooms
- 5 Reception rooms
- 5 Bath/Shower room
- Kitchen/Breakfast room
- Cellar
- Cottage
- Carport
- Potting shed & greenhouses
- Stores & shed
- Pool house with kitchen, sauna, shower, changing room, cloak room and plant room
- 6.73 acres





THE FINER DETAILS



SERVICES

Mains water and electricity
Oil and LPG heating
private drainage

EPC

House: Band D
Cottage: Band E

COUNCIL TAX

House: Band H
Cottage: Band B

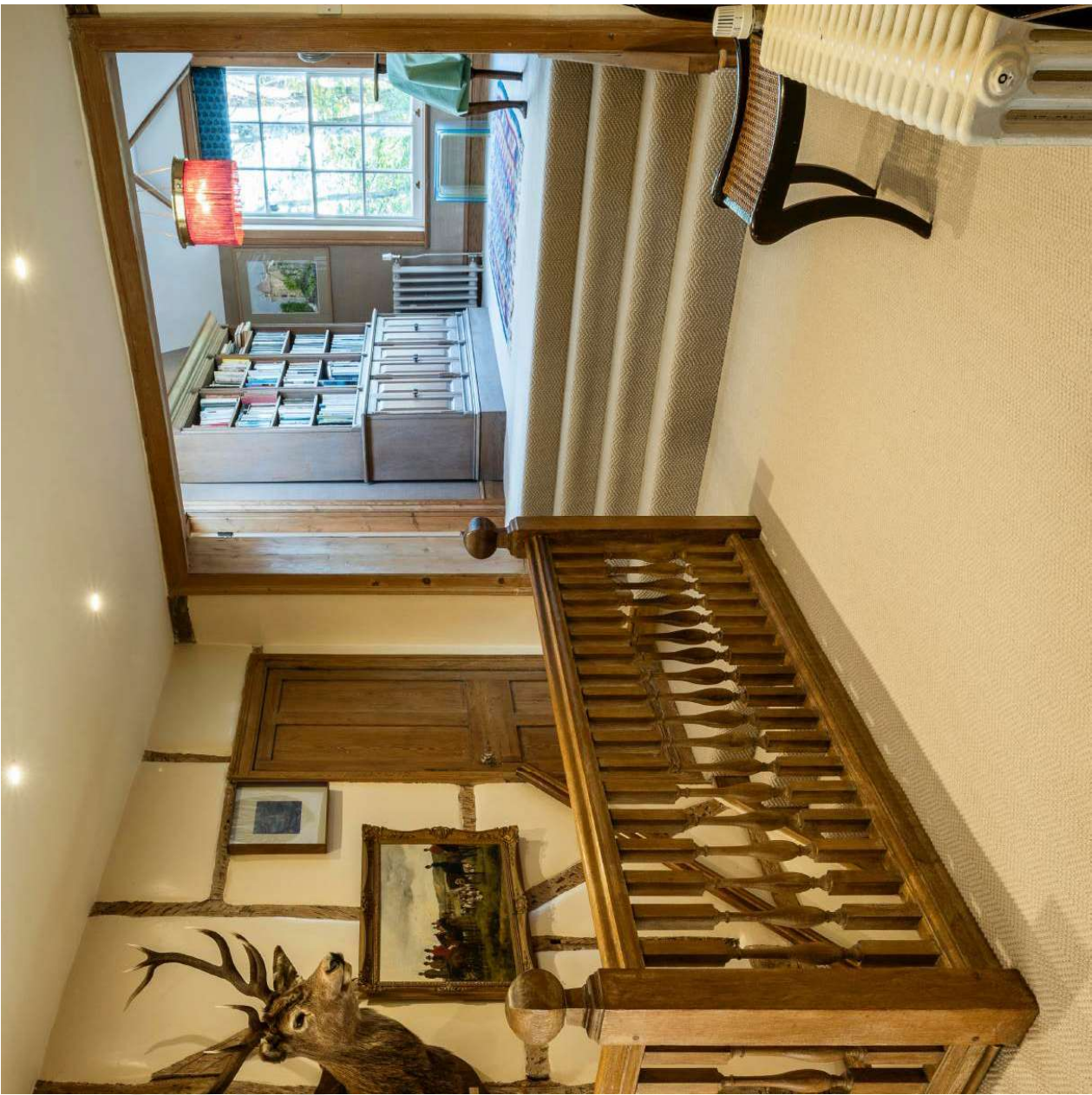
LOCAL AUTHORITY

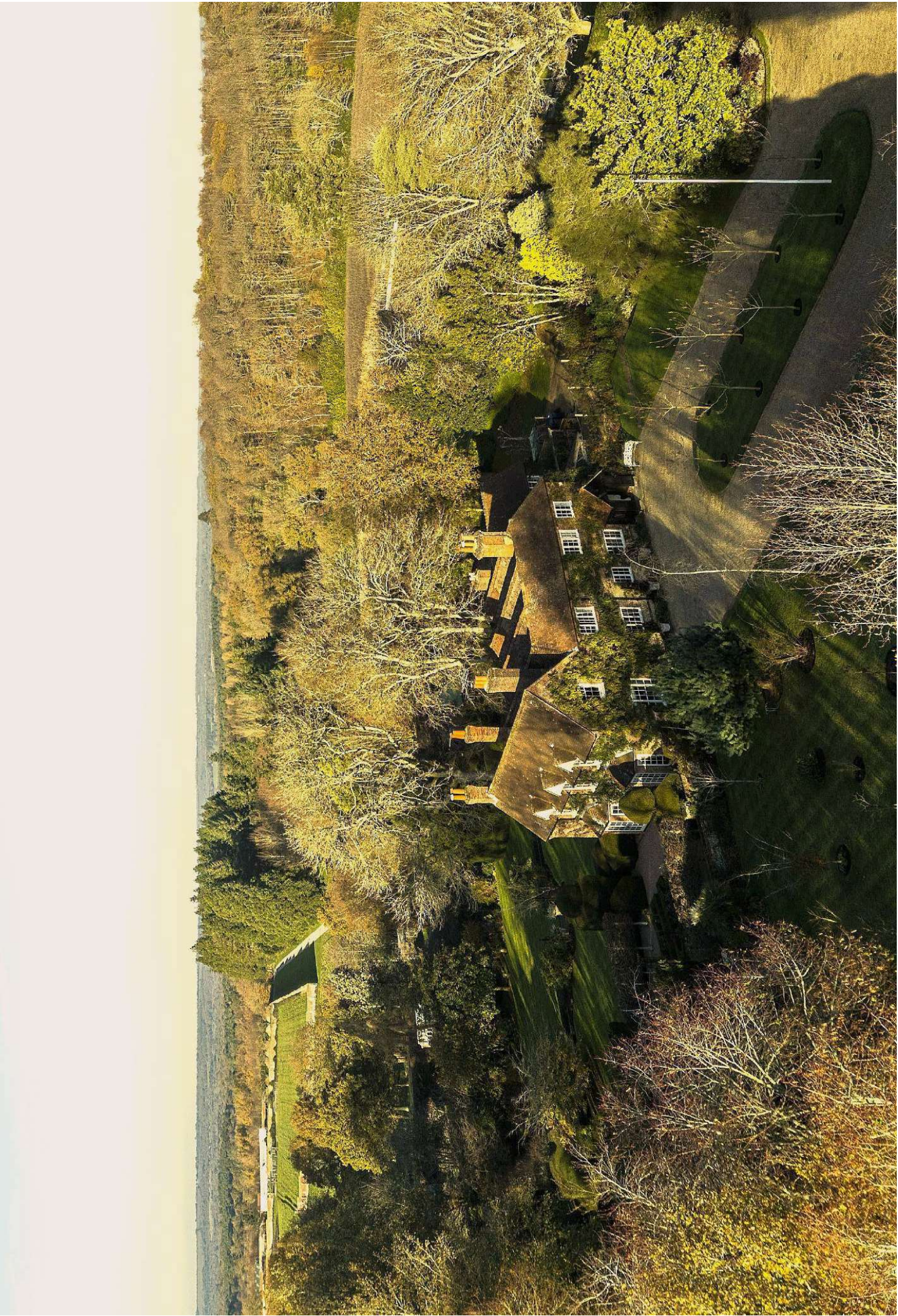
Waverley District Council











ABOUT THIS AREA

The picturesque hamlet of Bowlhead Green is a short trip from London, yet it is surrounded by unspoilt countryside and locally there are some fantastic amenities including superb local shops, pubs and restaurants. Golf Clubs

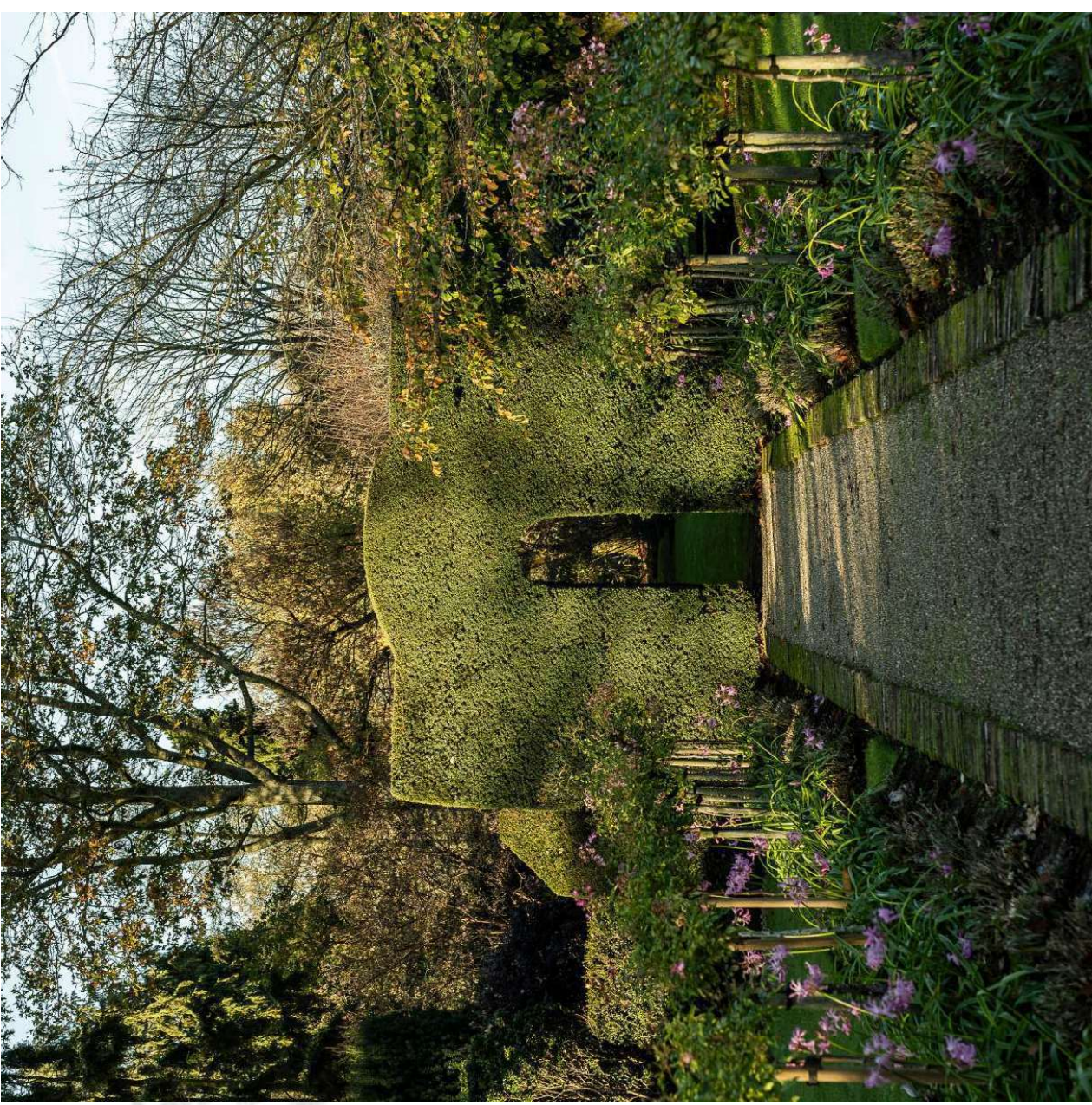
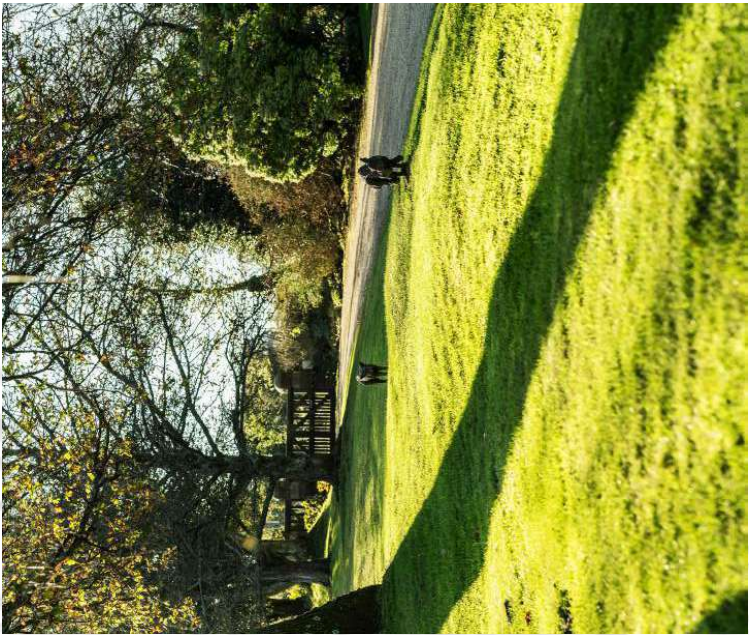
in the area include The West Surrey at Milford, Hankley Common at Tilford and well as Chiddingfold Golf Club and Hindhead Golf Club in their respective villages. The hamlet and local area are filled with beautiful traditional architecture. Extensive stretches of stunning heathland include Thursley Common, managed by English Nature, alongside the National Trust's Devil's Punch Bowl. Beyond these lies Hankley Common, overseen by the MOD. All are open to the public and provide miles of bridleways and footpaths. The south coast with its marinas and beaches is to the south via the A3. Locally there is polo at Cowdray and Hurtwood, with horse racing at Goodwood, Sandown, Epsom and Fontwell. Guildford to the north is a hugely popular shopping destination with hundreds of shops from high-street favourites to independents. Evenings offer dozens of restaurants, lively nightlife, a cinema complex and a sports centre. The area boasts some of the best schools in the country, with excellent private and state options, making it popular for young families. London is easily accessible via the A3. Several train stations on the London to Portsmouth line, including Milford with upgraded parking, serve the area. The M25 provides access to Heathrow and Gatwick.

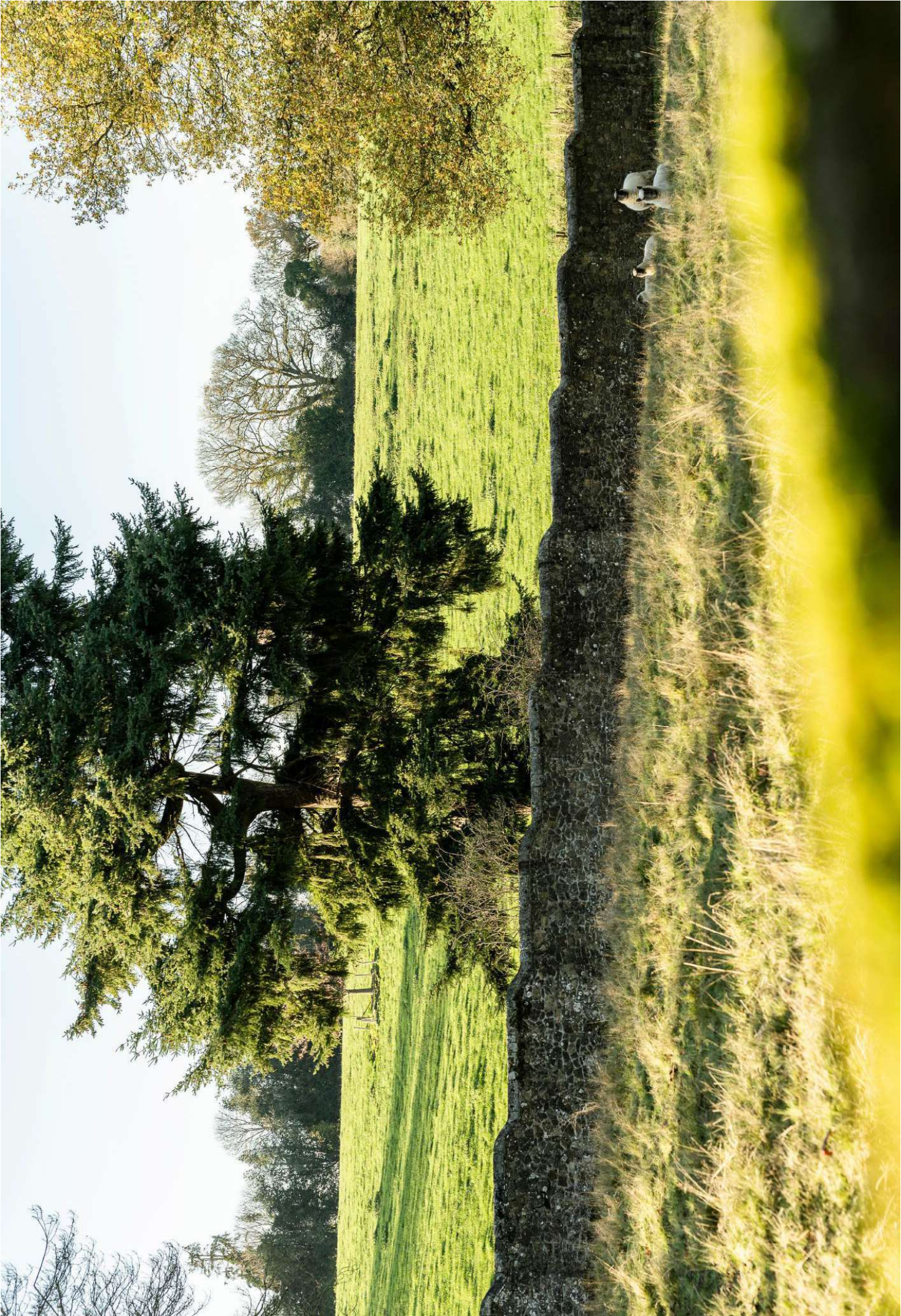
TOWNS & TRAIN STATIONS

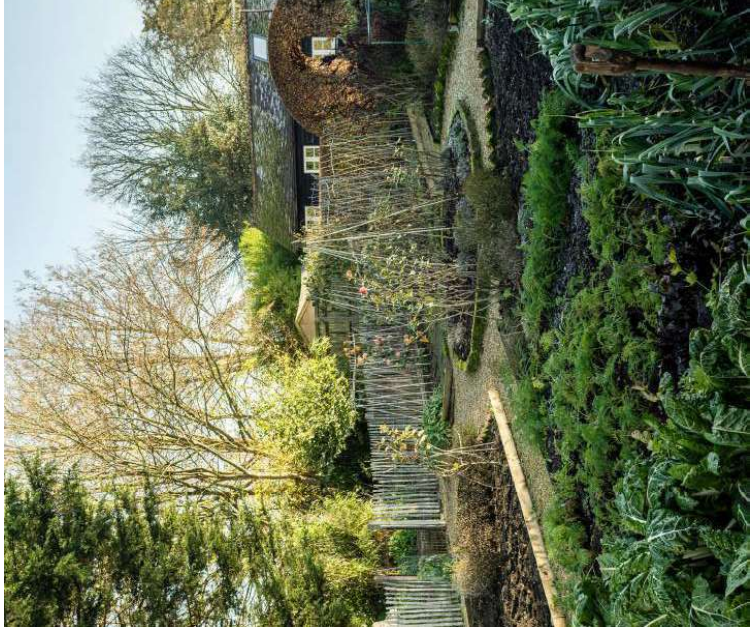
Central London 42 miles
Heathrow 38 miles
London Gatwick 45 miles
Guildford Mainline Station 11.2 miles
London Waterloo from 41 minutes
Witley Station 3.4 miles
London Waterloo direct from 56 minutes
Milford Station 4.6 miles
London Waterloo direct from 53 minutes





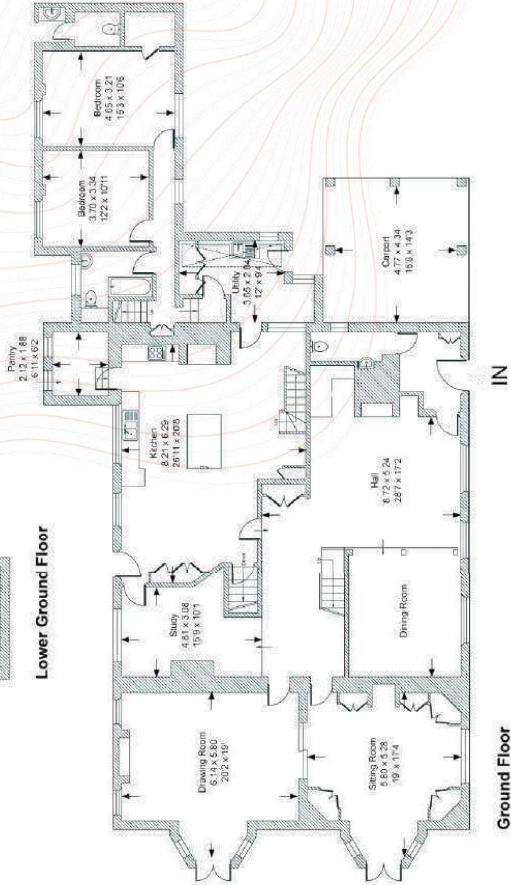
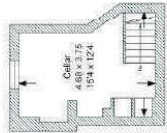




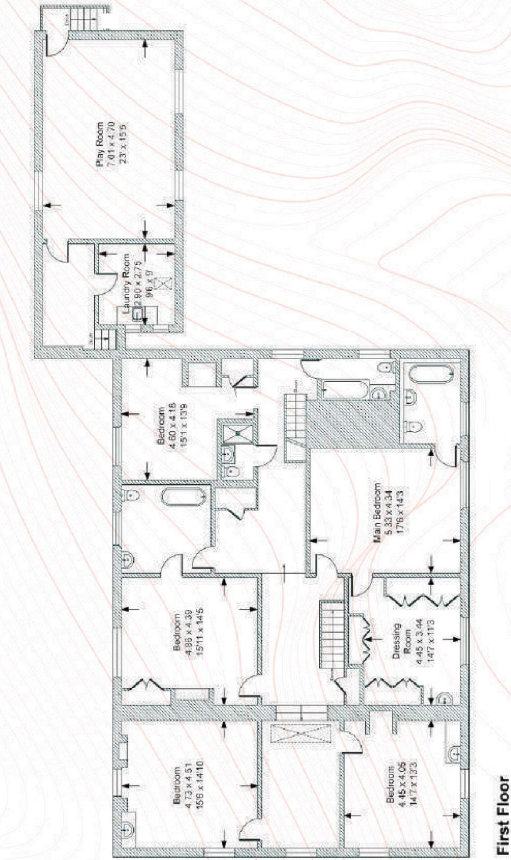




FLOORPLAN



Lower Ground Floor

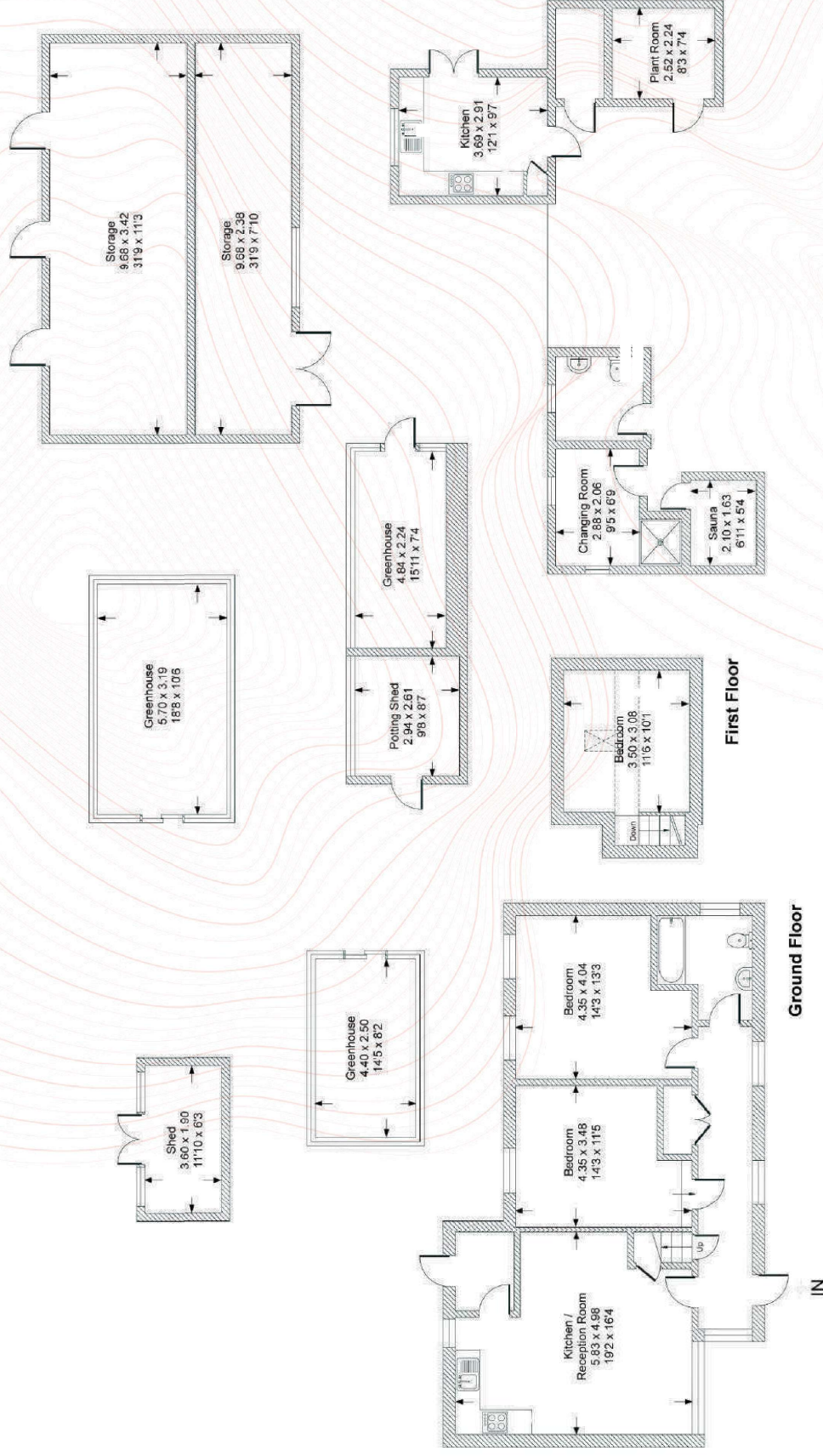


First Floor

House - 536 sq m / 5,769 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken November 2025. Particulars prepared in November 2025.

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AREA GUIDE

Surrey

The picturesque county of Surrey in the southeast of England has a blend of historical charm and modern vitality. Its lush, rolling countryside, punctuated by quaint villages and stately homes, offers a tranquil escape from bustling city life. Surrey's rich history is evident in its medieval castles, like Guildford Castle, and ancient woodlands such as the Surrey Hills Area of Outstanding Natural Beauty. However, Surrey is not just a rural idyll; it's a dynamic hub with thriving towns, known for their vibrant cultural scenes and excellent shopping opportunities. Commuters appreciate its proximity to London, as well as its outstanding schools and world-class businesses. Surrey's diverse offerings, from scenic landscapes to urban conveniences, make it a truly captivating place to live.

WALKING

Box Hill, Surrey

Take in the spectacular hilltop views of the South Downs from the summit of the gateway to the Surrey Hills. This National Trust spot is great for walking and cycling.

EATING OUT

The Onslow Arms, West Clandon

An absolute favourite with the residents of Surrey and located in the pretty village of West Clandon, boasting fantastic food, a relaxed atmosphere and a large array of drinks

EVENT

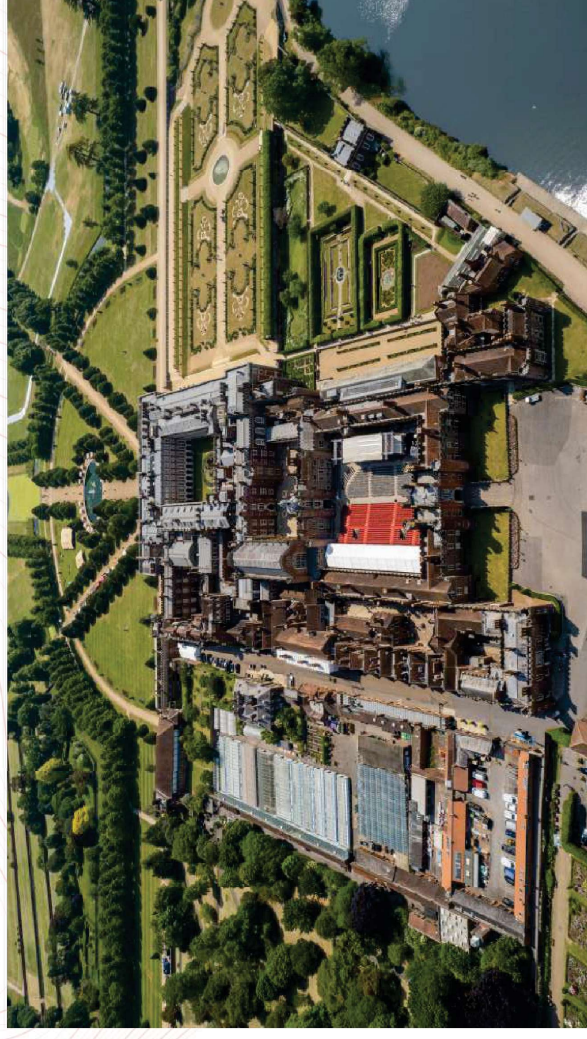
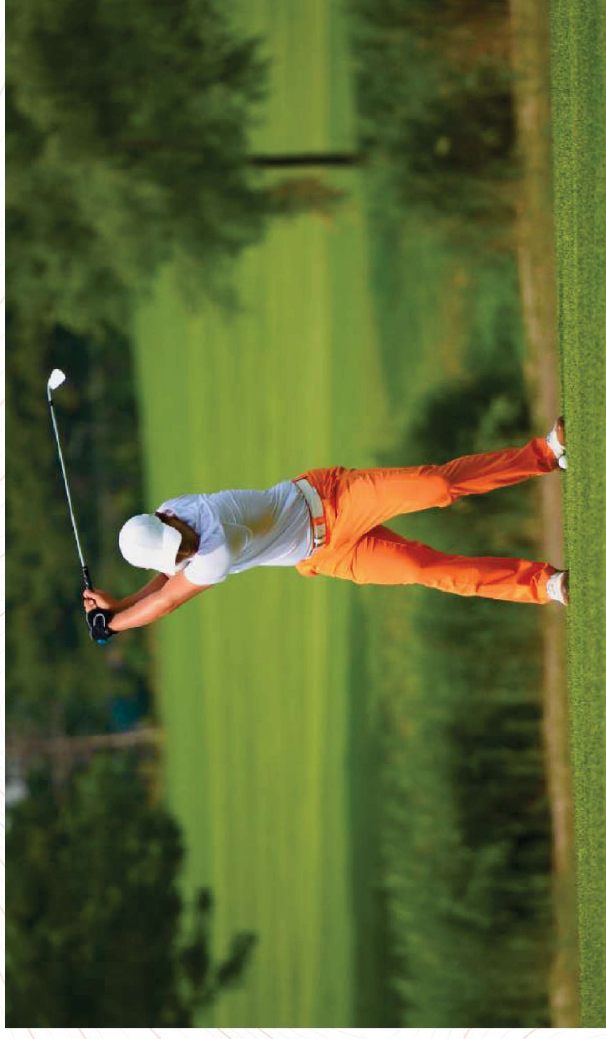
Hampton Court Palace Festival

A series of concerts and something for everyone, all set within the palace grounds over the course of two weeks in June each year.

DAY OUT

RHS Garden Wisley

Set over 270 acres, this is one of the UK's most visited and best loved gardens. Spend the day amongst inspirational gardening or taking part in a daily workshop. Dating back to its opening in 1903, this beautiful garden is constantly evolving.



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03332 340 901

info@thecountryhousedepartment.com
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