



Naseby Sebastopol Lane Sandhills, Wormley - GU8 5UG

Guide Price £699,995 - Freehold



A fabulous family home with mature 135 ft rear garden and stunning 180 degree views, located in the picturesque hamlet of Sandhills between the villages of Brook and Wormley.

- Popular Semi-Rural Hamlet Setting Of Sandhills
- Delightful 180 Degree Panoramic Views Across The South Downs
- Sitting Room With Box Bay Window & Open Fire
- Separate Dining Room With French Doors Into Garden
- Kitchen & Utility Room
- Downstairs Cloakroom
- Three Bedrooms (Two Doubles Taking In The Magnificent Views)
- Approximately 1.2 Miles To Witley Mainline Train Station
- Driveway & Garage
- South Facing Rear Garden

Naseby is a superb family home set in the heart of Sandhills, one of the area's most sought-after hamlets, perfectly positioned between the villages of Wormley and Brook. Nestled within the Surrey Hills Area of Outstanding Natural Beauty and along the Greensand Way, this charming three-bedroom Victorian property offers an exceptional blend of character, comfort, and countryside living. The property sits in a unique location, enjoying a tranquil countryside setting whilst also being just a pleasant walk through woodland to Witley mainline station, offering direct services to London Waterloo in under an hour.

Occupying an elevated position, the home enjoys breathtaking southerly views across the Surrey countryside towards the South Downs. Inside, the accommodation is light-filled and welcoming, featuring an entrance hall with a combination of tiled and exposed wood flooring. The well-appointed kitchen overlooks the front, while the dining room to the rear opens through French doors onto the garden, perfectly framing the stunning views. The sitting room boasts a feature fireplace and an elegant box bay window, also taking full advantage of the outlook. A convenient cloakroom and separate utility room complete the ground floor.

Upstairs, three well-proportioned bedrooms are arranged off the landing, with the two rear rooms enjoying particularly impressive views. A family bathroom serves this level.

The rear garden benefits from a desirable southerly aspect, with a patio leading onto a lawn bordered by flowers and shrubs, complemented by mature trees and an area of natural planting. To the front, a driveway provides ample off-road parking, along with access to a garage.

Services

Mains: Gas, electric, water. Septic tank (as advised by our vendor)

Broadband and Mobile services: Visit checker.ofcom.org.uk

Waverley Borough Council 2026/27: E (£3,170.48)

EPC RATING: D

Directions

SATNAV: **GU8 5UG**

What3Words: [///rugs.drooling.dress](https://www.what3words.com/#!/rugs.drooling.dress)

Location

The hamlet of Sandhills provides a rural style of living whilst enjoying the benefits of access to Witley Station, as well as convenient road access to the A283. The nearby village of Brook has a beautiful cricket green. There is an extensive network of public footpaths and bridleways from which to enjoy the stunning scenery this part of the world has to offer. There are excellent road links to London and the south coast with the A3 approximately 4 miles and the M25 approximately 19 miles, from the property. The market town of Haslemere is a short drive away and has a wide range of shops, supermarkets, restaurants and coffee houses and leisure facilities including The Haslemere Leisure Centre. Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

Instagram: Follow us @haslemerepropertyclub











Sebastopol Lane, Sandhills, Wormley, Godalming, GU8

Approximate Area = 1208 sq ft / 112.2 sq m

Garage = 140 sq ft / 13 sq m

Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1450165





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.