

A LUTYENS COUNTRY HOUSE

Near Thursley, Godalming, Surrey







A Lutyens house set in wonderful grounds overlooking its own lakes

Milford 3.9 miles (6 km)
M25/Wisley 18 miles (28km)
Portsmouth 33 miles (52km)
Central London 40 miles (64km)
Guildford mainline station ten miles (16km) -
trains to London Waterloo from 35 minutes
(Distances and times are approximate)

4 reception rooms, 8 bedroom suites,
adjoining annexe, sauna

4 bedroom guest/staff cottage, swimming pool and tennis court,
extensive garaging and outbuildings, stabling, 3 lakes,
paddock and woodland

In all about 51 acres

Situation

The 12th Century village of Thursley lies to the west of the main London to Portsmouth road and at its heart sit the Three Horseshoes pub, a village hall, nursery school and cricket pavilion. The National Trust and Thursley Nature Reserve own much of the surrounding woodland, heath and farm lane. It also lies within The Surrey Hills Area of Outstanding Natural Beauty.

Close by to Thursley is the village of Milford which has a train station providing main line services to London Waterloo. Other local amenities here include two convenience stores, butcher, off-licence, surgery and excellent farm shop.

The larger towns of Haslemere (6.5 miles), Godalming (5.7 miles), Farnham (9.2 miles) and Guildford (10 miles) provide a more extensive variety of shops and leisure facilities. Each of these towns has main line train services to London Waterloo. The A3 trunk route provides ready access to Portsmouth and London, connecting with the M25 at Wisley Interchange for Heathrow and Gatwick airports.

The area is extremely popular for its wide range of public schools both boys and girls, including Aldro, Barrow Hills, Bedales, Charterhouse, Cranleigh, Edgeborough, Frensham Heights, Guildford High School for girls, St Catherine's, St Hilary's, St Edmund's, Royal Grammar School (Guildford) and Wellington College.

The area has excellent recreational opportunities including golf, walking, riding and sailing at Frensham Common.





Description

The house dates back to the 16th Century and was remodelled in 1897 in the arts and crafts lifestyle by Sir Edwin Lutyens, the greatest architect of his age. It is approached by a long driveway which leads to its electronic wrought iron gates which terminates in a wide vehicular turning area in front of the house.



The property handsomely sits in its truly magnificent grounds, first laid down by the celebrated garden designer Gertrude Jekyll.

The interiors have been redesigned by Enrica Stabile from L'Utile e il Dilettevole in Milan, in 2002.

A light and airy residence, perfect for entertaining and has the benefit of extensive guest and staff accommodation.







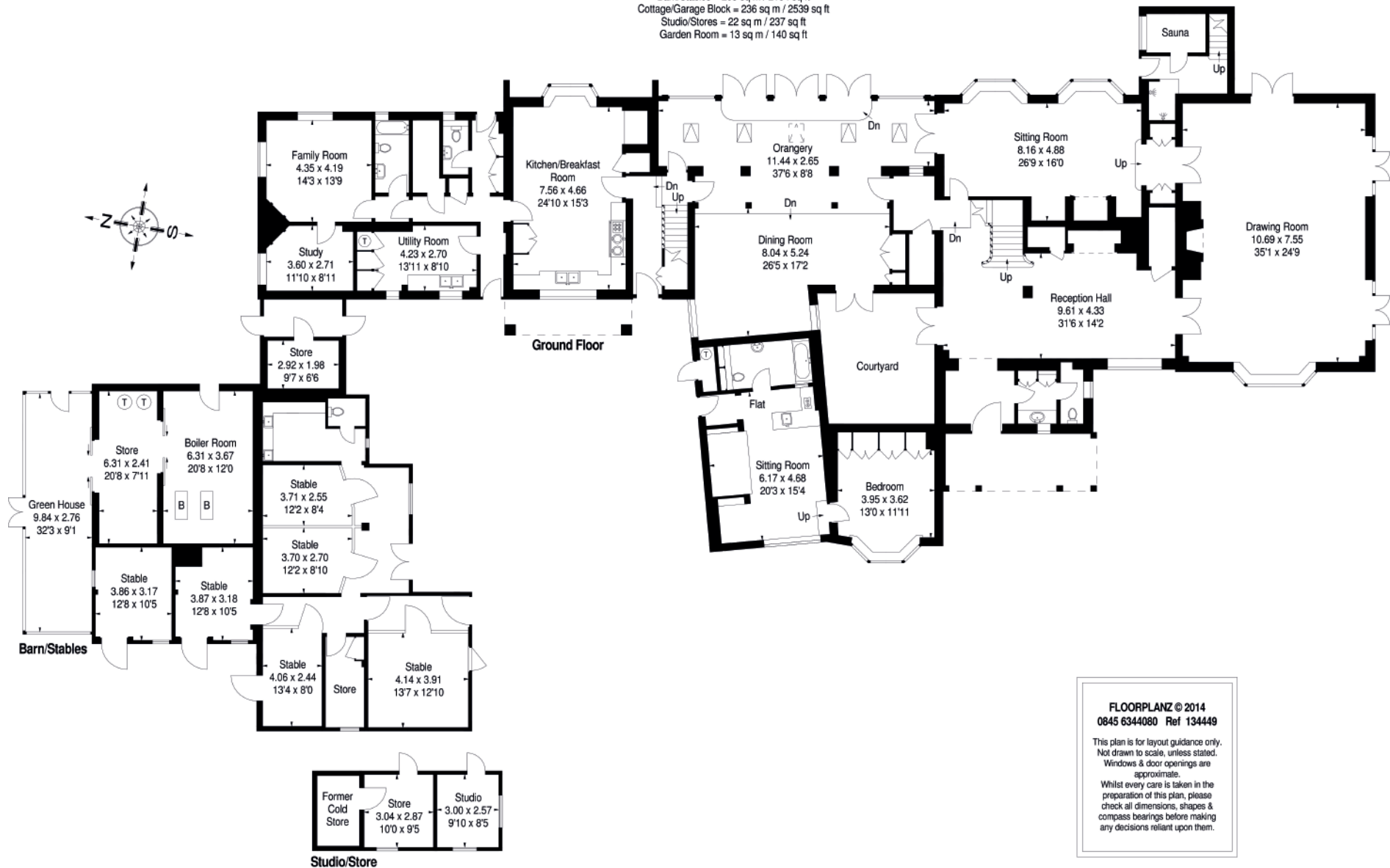






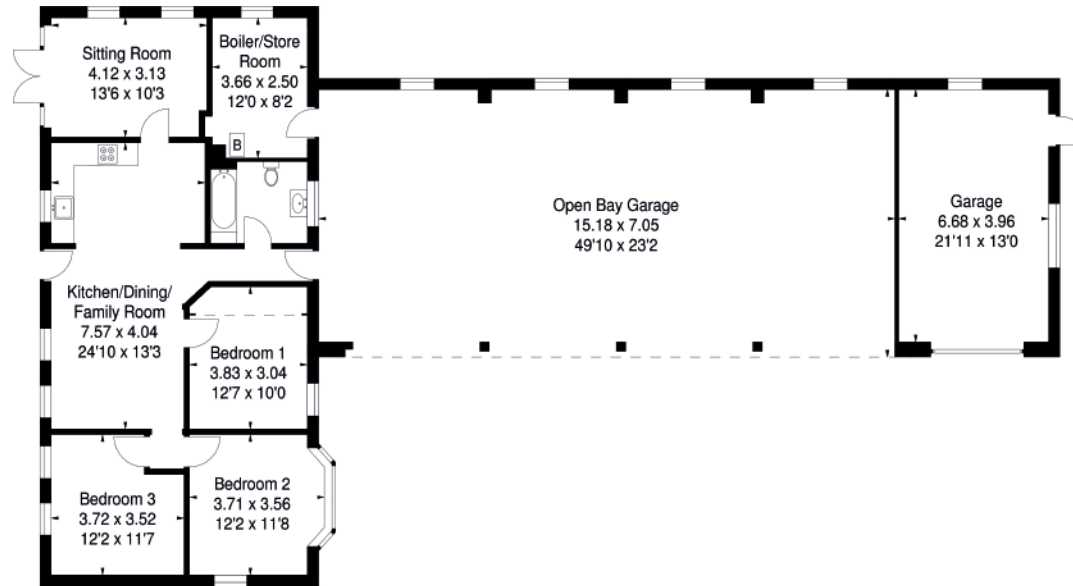


Approximate Gross Internal Area :-
 House = 901 sq m / 9695 sq ft
 Barn/Stables = 203 sq m / 2184 sq ft
 Cottage/Garage Block = 236 sq m / 2539 sq ft
 Studio/Stores = 22 sq m / 237 sq ft
 Garden Room = 13 sq m / 140 sq ft

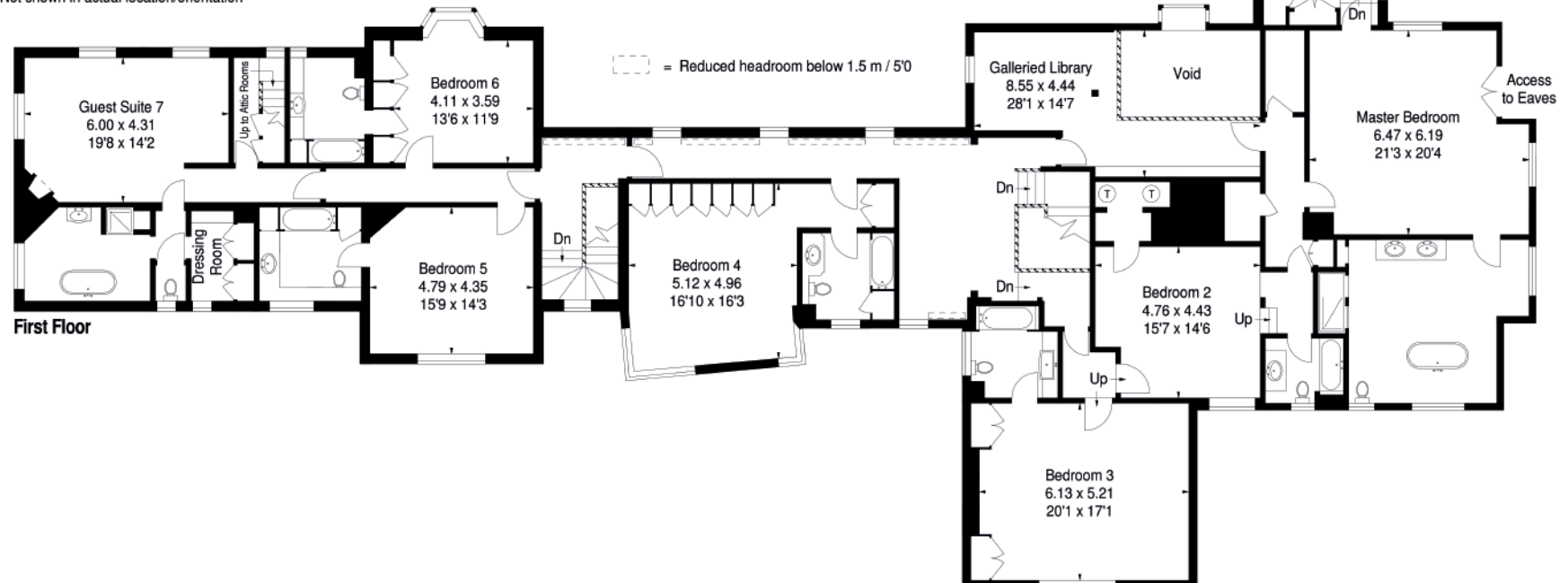


FLOORPLANZ © 2014
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This plan is for layout guidance only.
 Not drawn to scale, unless stated.
 Windows & door openings are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



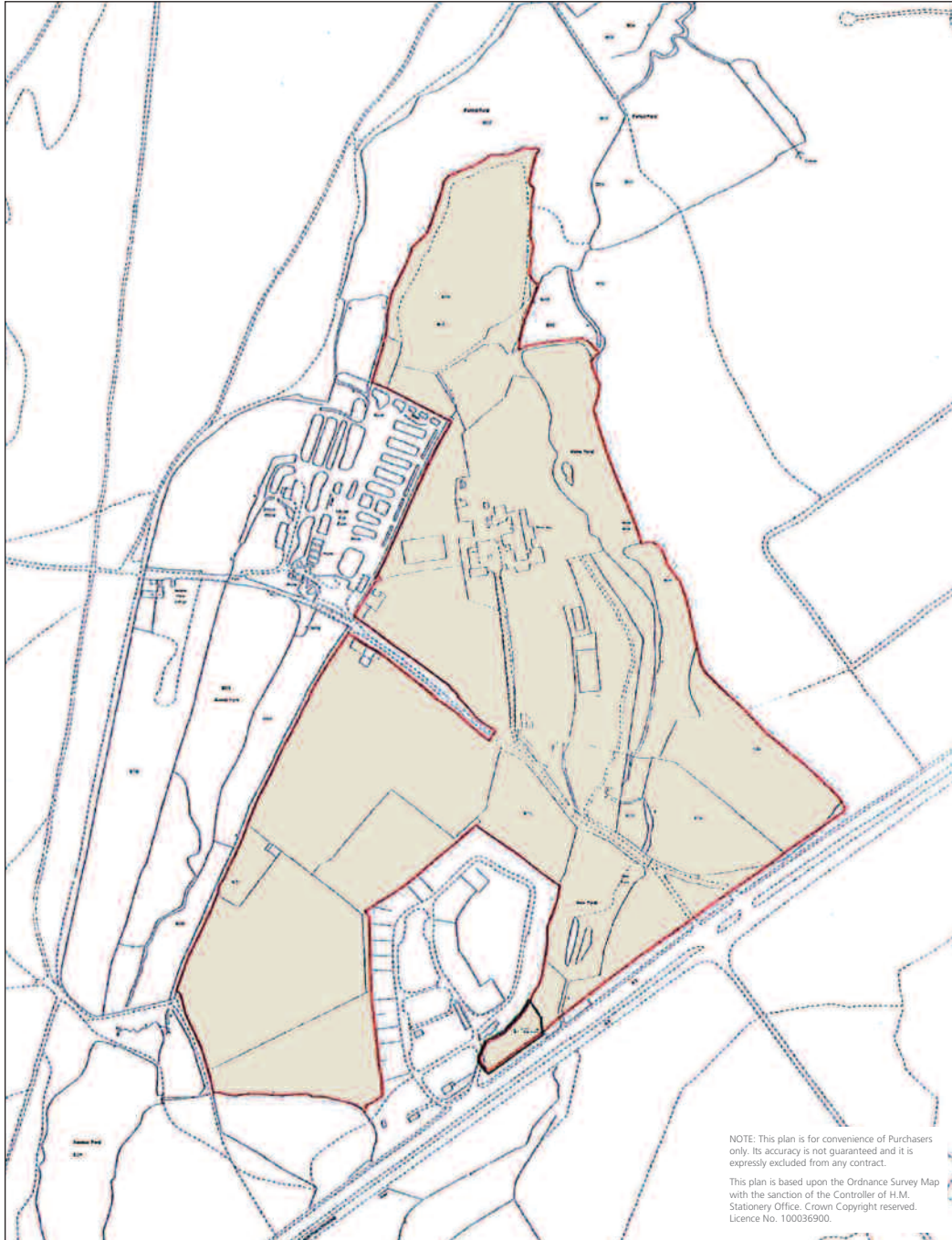
Garden Room
Not shown in actual location





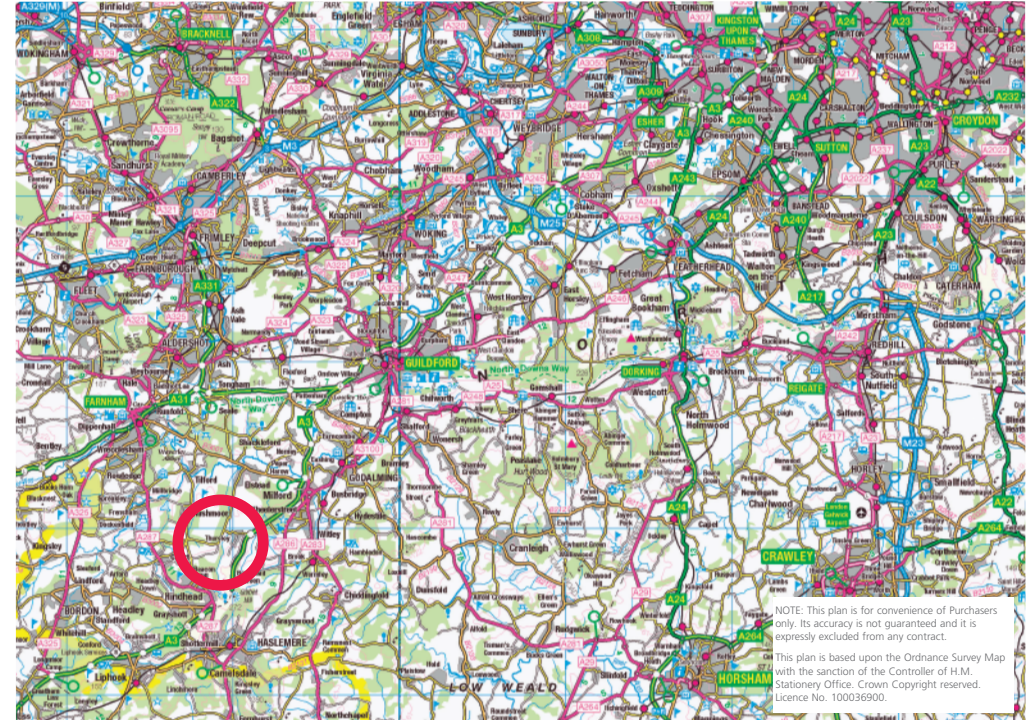






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Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Hamptons International Country House Department.

Please contact us for directions 020 7493 8222.

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.



Viewing strictly by appointment through the Vendor's sole agents:

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