

PINEWOOD

Smugglers Way • Farnham • Surrey





PINEWOOD

SMUGGLERS WAY • THE SANDS
FARNHAM • SURREY
GU10 1NA

A beautiful period house in a magical setting on the edge of the village

ACCOMMODATION

Reception Hall
Stunning Drawing Room with Panoramic Views over Grounds
Dining Room
Stunning Kitchen/Breakfast Room
Cloakroom

Master Bedroom with En Suite Bathroom, Dressing Room and Balcony
Three Further Double Bedrooms • Two En Suite
Feature Bathroom

Annexe
Kitchen/Living Room
Two Bedroom Suites

Heated Swimming Pool
Superb Terracing

Detached Triple Garage
Electric Gated Entrance
Storage Shed

Stunning Landscaped Gardens and Grounds
In all approximately 2.1 Acres

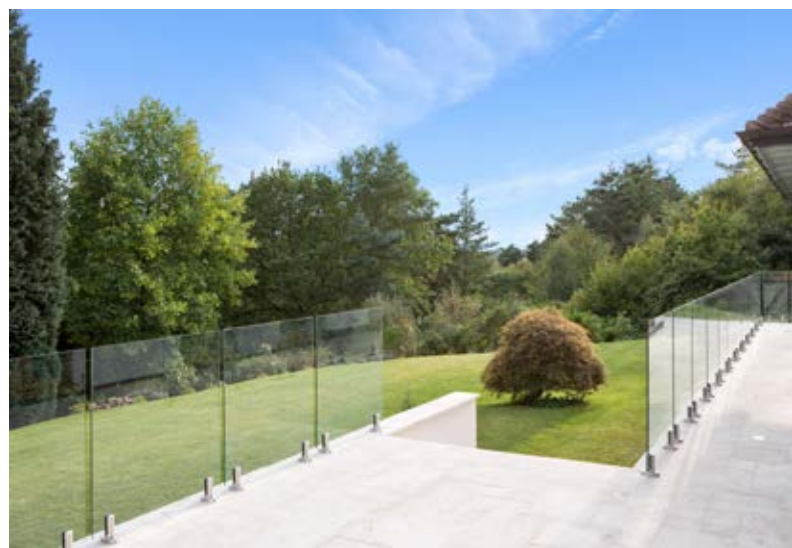


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SITUATION
(All distances and times are approximate)

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 - Farnham : 3.2 miles
 - Guildford : 8.7 miles
 - Central London : 30 miles
- 
 - A3 : 4.7 miles
 - A31 : 2.1 miles
- 
 - Heathrow Airport : 24.6 miles
 - Gatwick airport : 31.6 miles
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 - Edgeborough, Farnham
 - Frensham Heights, Frensham
 - More House, Frensham
 - Amesbury, Hindhead
 - Priorsfield, Godalming
 - Charterhouse School, Godalming
 - Guildford High School, Guildford
 - The Royal Grammar School, Guildford
 - St. Catherine's School, Bramley
 - Cranleigh School, Cranleigh
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 - Hindhead Golf Club
 - Hankley Common Golf Club
 - Farnham Golf Club
 - Blackmoor Golf Club
 - Liphook Golf Club
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 - Sandown Park Racecourse, Esher
 - Epsom Racecourse, Epsom
 - Goodwood Racecourse, Chichester
 - Ascot Racecourse, Ascot
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 - Cowdray Park Polo Club, Midhurst
 - Hurtwood Park Polo Club, Ewhurst
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 - Frensham Great Pond, Frensham
 - Chichester Yacht Club, Chichester
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Surrounding Surrey Hills Area of Outstanding Natural Beauty offering miles of paths for walking and riding including The Little Pond and Great Pond, both accessible from the house





THE PROPERTY

Pinewood is an elegant contemporary home built with beautifully exposed oak pillars and Travertine marble floors in a gentle and relaxing setting with large floor to ceiling windows and panoramic views over its beautiful two acre plot entirely surrounded by Pine trees and set on the pinnacle of Crooksbury Hill in the heart of the wooded county of Surrey.

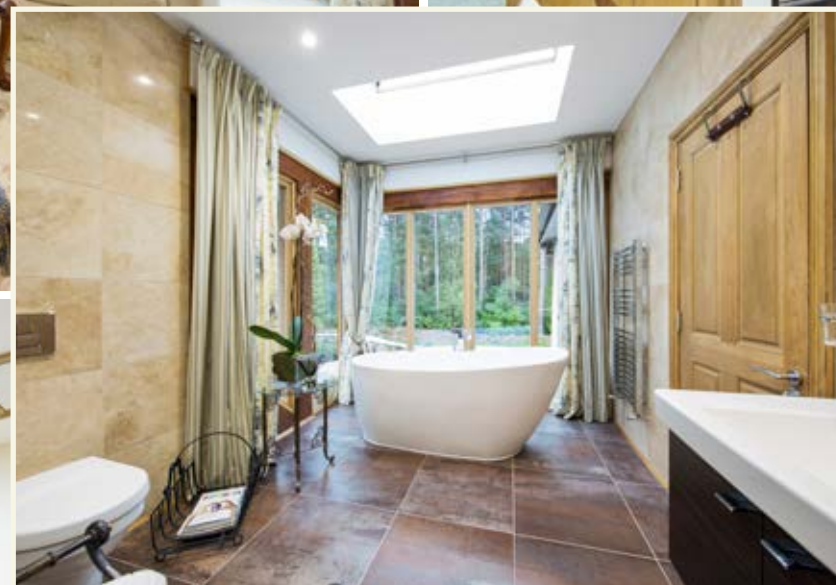
Centrally positioned in its own gardens Pinewood has been beautifully renovated by the current owner throughout to a meticulously high standard and with attention to every detail.

The excellent and extensive floor space allows for a great degree of flexibility. In addition to the outstanding reception spaces, and the four double bedrooms and four bath/shower rooms in the main house, there is a very useful self-contained annexe with a kitchen/living room and two double bedroom suites.

GARDENS

Pinewood is approached through an electric five bar gate. The gravel drive continues past the triple bay garage to a large parking and turning area in front of the house. The grounds have been beautifully landscaped offering exceptional privacy. There are large expanses of lawn that lead to lightly wooded boundaries. To one side and rear of the property there is a superb Mediterranean style terrace and a heated swimming pool which both enjoy the fantastic southerly views. This area is truly outstanding and is an ideal place to entertain friends and family.







LOCATION

Pinewood occupies an enviable position at the end of Smugglers Way, which is one of the area's most desirable private roads. The property enjoys an elevated position with a spectacular vista as it borders the natural woodland and open space of Crooksbury Hill (a well-known Surrey Wildlife Trust Reserve). The surrounding countryside offers many miles of footpaths and bridleways including the North Downs Way.

The Sands is a small village which lies to the south east of Farnham, Surrey and is renowned for its outstanding natural beauty. Pinewood is set within close proximity to Farnham's Golf Club and nearby nationally acclaimed infant and junior schools.

The Sands village is close to Farnham Golf Club and The Barley Mow public house. This is an area designated as being of Great Landscape Value, Green Belt and an Area of Outstanding Natural Beauty.

The Georgian Town of Farnham is approximately three miles away, Guildford is approximately nine miles away, and both offer extensive shopping and recreational facilities. Guildford train station has a rail journey to London Waterloo is approximately 35 minute

Communications are first class with the A31/A3 and A331/M3 providing direct links to London and the south coast. Farnham has a main line station which provides a good service to London Waterloo in just under the hour.



