# PINEWOOD Smugglers Way • Farnham • Surrey







## PINEWOOD SMUGGLERS WAY · THE SANDS FARNHAM · SURREY GUIO INA

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





01483 565171

2 – 3 Eastgate Court, High Street, Guildford GU1 3DE www.KnightFrank.com

### SITUATION

(All distances and times are approximate)

• 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



• 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



- Hindhead Golf Club
- Hankley Common Golf Club
- Farnham Golf Club
- Blackmoor Golf Club
- Liphook Golf Club



- Sandown Park Racecourse, EsherEpsom Racecourse, Epsom
  - Goodwood Racecourse, Chichester
  - Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Frensham Great Pond, Frensham
- Chichester Yacht Club, Chichester



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













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.







#### SERVICES

We are advised by our clients that the property has mainswater, electricity, and gas. Private drainage.

#### FIXTURES AND FITTINGS

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

#### LOCAL AUTHORITY

Waverley Borough Council - 01483 523333

#### COUNCIL TAX

Tax Band H

#### TENURE

Freehold for Sale

#### VIEWINGS

Viewings are arranged by prior appointment strictly through Knight Frank LLP, the sole selling agent.

#### DIRECTIONS (GUIO INA)

From London proceed south along the A3 and take the junction to join the A31 shortly after passing Guildford, signposted towards Farnham. Continue down the A31 for 0.6 miles then take the exit towards Seale/ Tongham/Runfold. Turn left onto Elstead Road and continue for 0.3 miles. Then, turn IMPORTANT NOTICE for 0.6 miles then take the left onto Binton Lane. Upon reaching the crossroads, take the as the last at the end of the road.

PARTICULARS DATED: SEPTEMBER 2017.



- right onto Seale Lane. Proceed along this road 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Hamptons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- left onto Sands Road and then first right into 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Smugglers Way. Pinewood can then be found 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
  - 4. VAT: The VAT position relating to the property may change without notice.

PHOTOGRAPHS DATED: SEPTEMBER 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members'

#### APPROX. GROSS INTERNAL FLOOR AREA 4558 SQ FT / 423 SQ M (MAIN HOUSE) (INCLUDING ANNEXE) APPROX. GROSS INTERNAL FLOOR AREA 468 SQ FT / 43 SQ M (TRIPLE GARAGE) APPROX. GROSS INTERNAL FLOOR AREA 5026 SQ FT / 466 SQ M (TOTAL)





