



## Thatched Cottage, Upper Ifold, Dunsfold, GU8 4NX

Guide Price £1,100,000 - Tenure: Freehold

# Thatched Cottage Upper Ifold

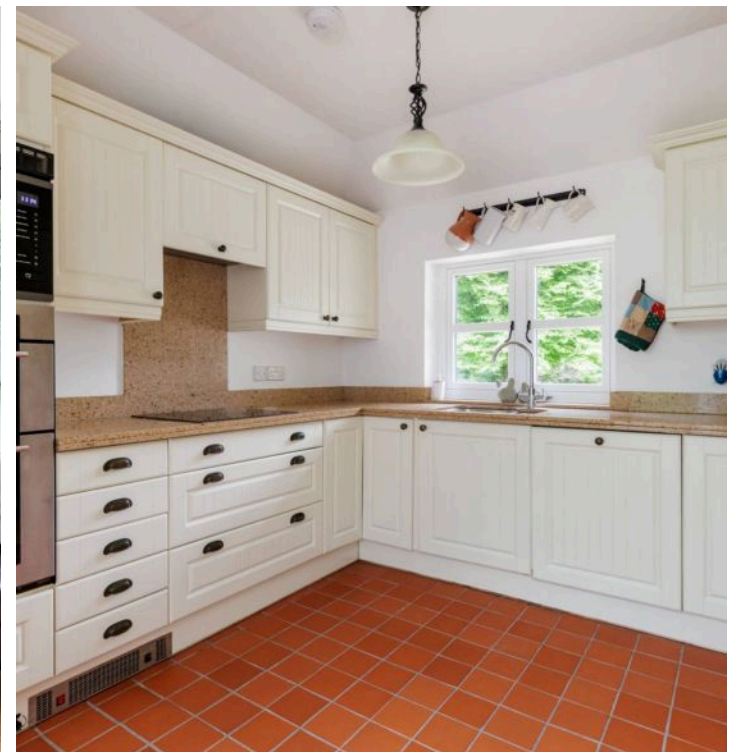
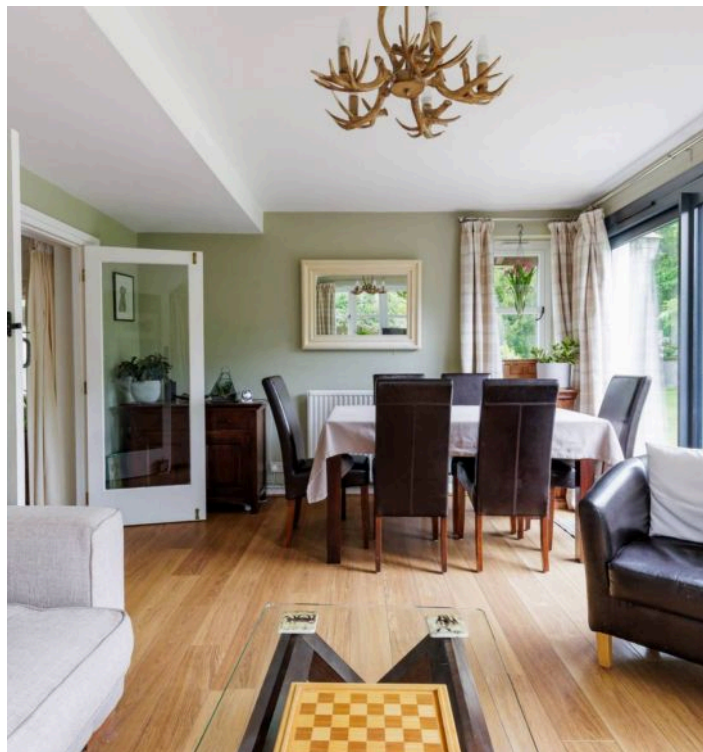
Dunsfold, Godalming

- Stunning Views
- Private Woodland
- Walking Routes Direct From Your Door Onto Gorgeous Countryside Walks
- Living Room With Open Fire
- Garden Room With Sliding Doors Onto East Facing Patio Terrace
- Set In Over 4 Acres Of Gardens & Woodland
- Garage, Summer House, Sheds & Garden Stores
- Built-in Storage Cupboards In All Four Bedrooms
- Beautiful Thatched Cottage
- Potential To Extend (STPP)

Set in over four acres of gardens and woodland, this charming thatched cottage lies in the heart of the hamlet of Upper Ifold – an idyllic retreat for nature lovers.

Thatched Cottage offers flexible ground-floor living with two spacious reception rooms and three double bedrooms. Period features such as parquet flooring, solid wood doors, and original fireplaces combine with modern comforts throughout.

The main sitting room features a central fireplace and dual-aspect views. Double doors open into a second reception/dining room, flooded with light from triple-aspect windows and sliding doors.



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## Continued Text

The kitchen pairs country styling with integrated appliances and a breakfast area surrounded by panoramic views. A utility room with WC provides further access to the garden. Three ground-floor double bedrooms offer comfort and versatility. The primary bedroom enjoys countryside views and has potential for an ensuite. The family bathroom features a white suite with jacuzzi bath with a shower above. A staircase leads to a light-filled landing, generous bathroom with bath & separate shower, and a spacious top-floor bedroom with built-in storage and views across the garden.

Outside, a sweeping shingle driveway leads to the cottage, framed by mature planting and a welcoming covered porch. Inside, a practical entrance vestibule provides space for coats and boots. The grounds are a standout feature – including manicured lawns, mature woodland with a stream, a summer house, and multiple storage sheds.

A rare opportunity to own a quintessential village home, full of character, in a wonderfully private setting.

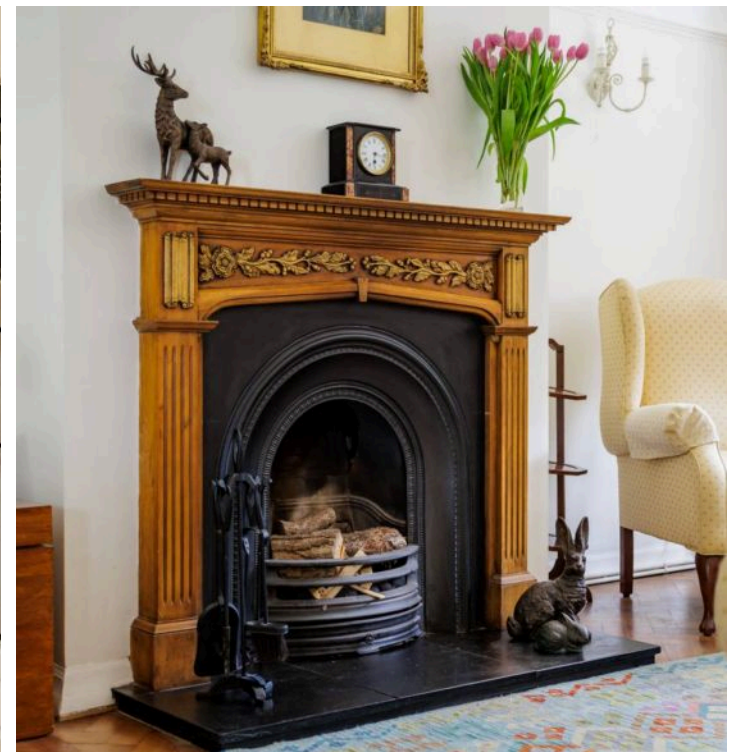
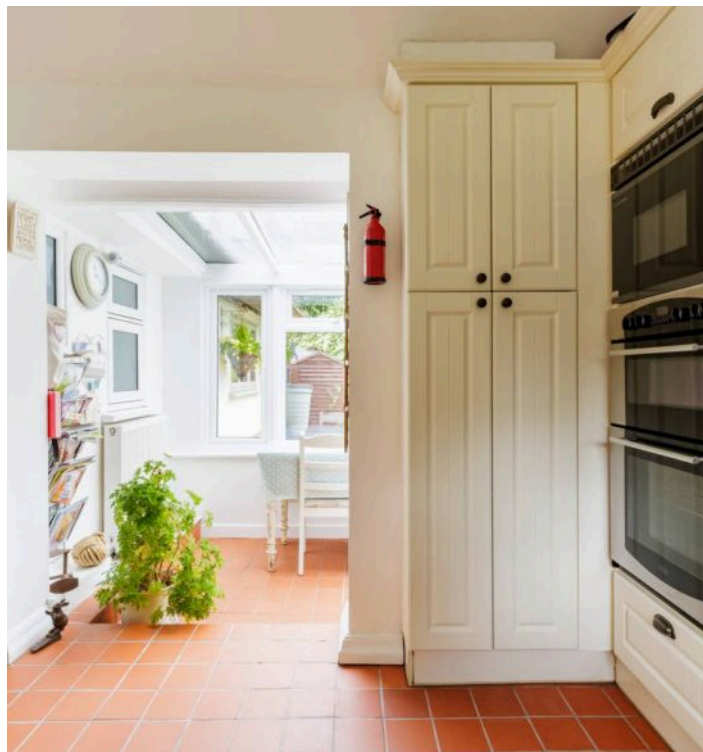
### Utilities & Directions:

Oil central heating, electric, water and shared private drainage

Waverley Borough Council Tax Band G (£4146.18)

EPC RATING: D

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flood.finer.mentioned



# Thatched Cottage Upper Ifold

## Additional Information:

Please note the following shared arrangements and other relevant disclosures regarding The Thatched Cottage:

- **Access and Driveway:** The property is accessed via a shared driveway, with maintenance responsibilities divided equally between three properties: The Thatched Cottage, Upper Ifold House, and Upper Ifold Cottage. Each property contributes one third (33.3%) towards the upkeep of the driveway.
- **Private Road Contribution:** The Thatched Cottage also contributes towards the maintenance of the private road leading into Upper Ifold, with a proportionate share towards farm road maintenance from The Thatched Cottage for any repairs or associated costs.
- **Sewage Treatment Plant:** There is a shared sewage treatment plant located on an adjacent property. The Thatched Cottage contributes 25% towards the maintenance and running costs of this facility.
- **Public Footpath:** A public footpath runs between the formal garden and the woodland. This area is securely fenced and gated to ensure clear boundary demarcation and safe access.
- **Giant Hogweed Disclosure:** Giant Hogweed has been identified along the riverbank, situated between the river and the fenced boundary of the garden. This area is subject to a professional treatment and management plan, and there have been no reported issues affecting the property or its use.



# Thatched Cottage Upper Ifold

## Location

The Thatched Cottage enjoys a prime position at the heart of a charming rural hamlet, nestled within beautiful countryside on the edge of the sought-after village of Dunsfold. The village itself offers a strong sense of community, complete with a well-regarded local pub, social club, tennis club, village shop and post office, a Norman church, and a traditional cricket green.

The nearby town of Cranleigh, approximately 5 miles away, provides a more extensive selection of shops, cafes, restaurants, and leisure amenities. The historic town of Godalming lies around 8 miles to the north, offering further shopping and dining options, along with a mainline train station. Guildford, the county town, is easily accessible and boasts excellent facilities including theatres, a wide variety of restaurants and bars, high street and boutique shopping, and a fast train service to London Waterloo in around 35 minutes.



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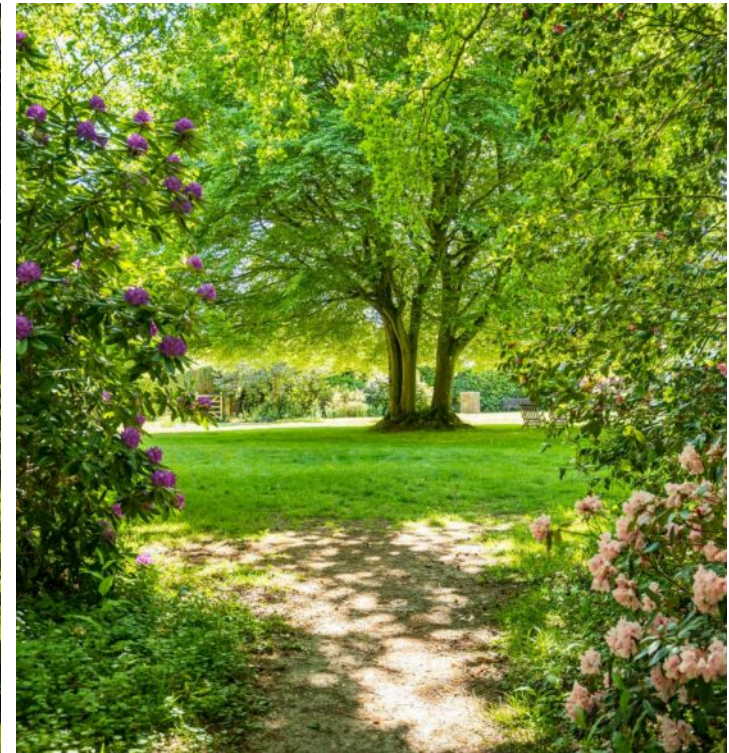
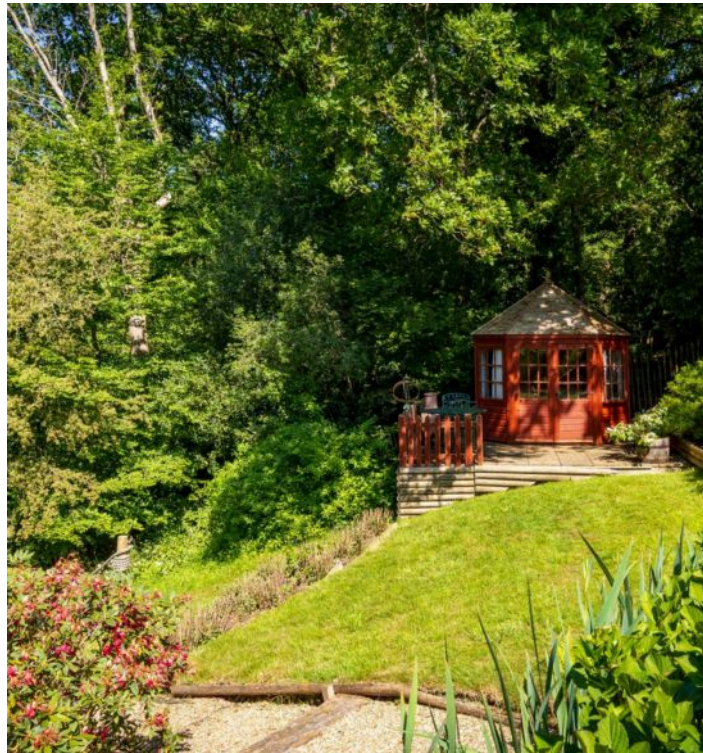
## Continued Location

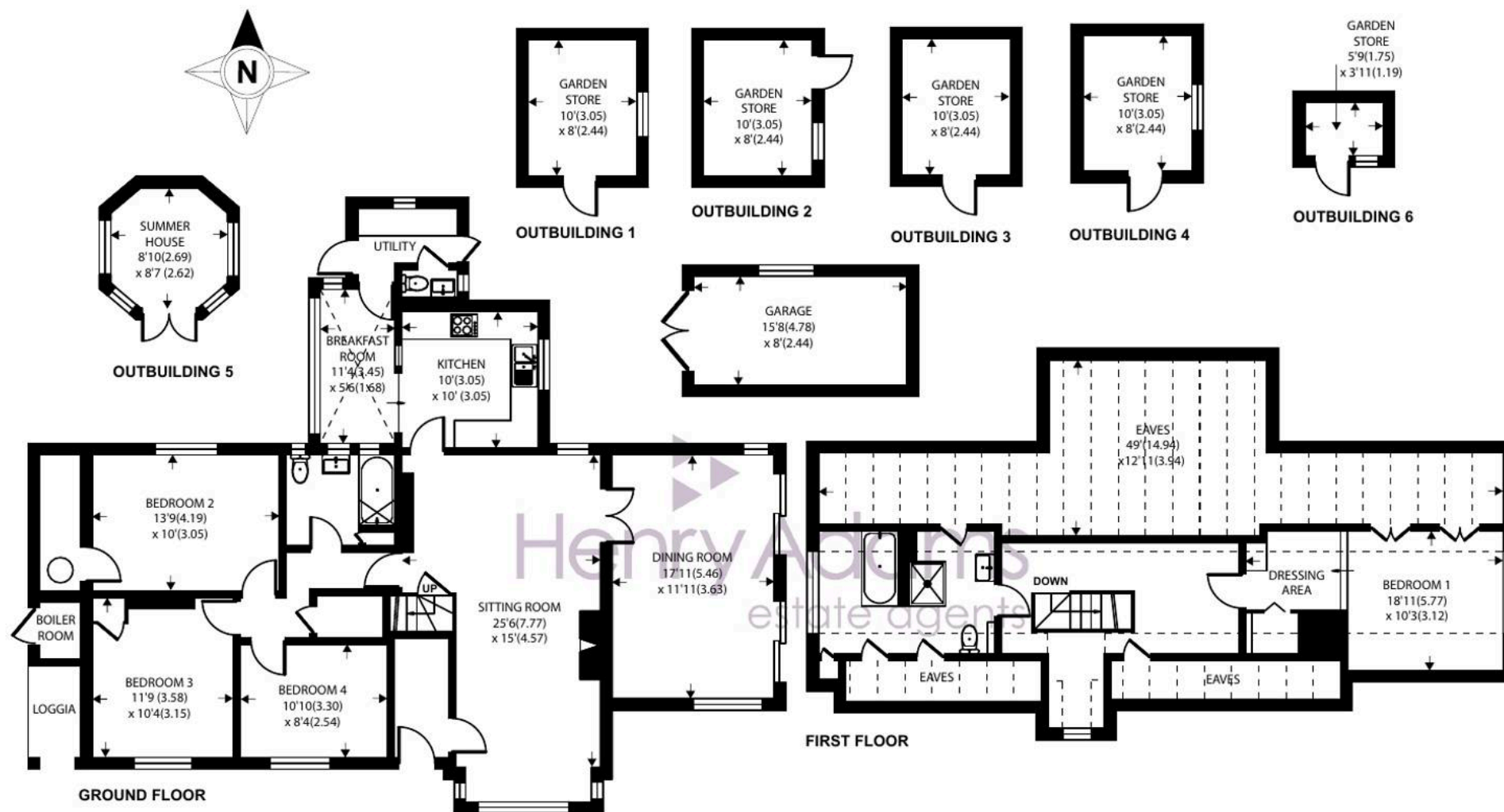
Schooling in the area is exceptional, with a range of highly regarded state and independent schools, such as Cranleigh School, Charterhouse, St Catherine's, Tormead, Guildford High School, Godalming College, and the Royal Grammar School.

For commuters, the property is well placed with good road connections via the A281 and A3 to London and the M25. Both Gatwick (approx. 29 miles) and Heathrow (approx. 35 miles) airports are within convenient reach.

The surrounding countryside provides a haven for walkers and riders, with immediate access from the property onto a network of footpaths and bridleways weaving through nearby farmland and woodland, ideal for enjoying the peaceful rural setting.

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## Thatched Cottage, Upper Ifold, Dunsfold, Godalming

Approximate Area = 1674 sq ft / 155.5sq m

Limited Use Area(s) = 685 sq ft / 63.6sq m

Garage = 125 sq ft / 11.6sq m

Outbuilding = 411 sq ft / 38.2sq m

Total = 2895 sq ft / 268.9 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). © nichecom 2025. Produced for Henry Adams. REF: 1277827



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