

Marepond Copse, Loxhill, Surrey

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# In a stunning and private valley setting.

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## Summary of accommodation

### Main House

Vaulted and galleried library/sitting room | Drawing room

Study | Kitchen/breakfast/family room with pantry

Ground floor bedroom six with en suite shower room

Utility room | Cloakroom | Plant room

Principal bedroom with dressing area, en suite bathroom and separate shower room

Guest bedroom with en suite shower room

Two further bedrooms | Bedroom five/dressing room

Family bathroom

### Garden and Grounds

Double garage with storeroom above and adjoining machinery store | Alitex Greenhouse

Beautiful landscaped gardens with a light copse

**In all about 1.6 acres**



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## Situation

Marepond Copse sits in a very special valley setting in the heart of the Surrey countryside, equidistant from the villages of Hambledon and Hascombe. Extensive shopping facilities (including Waitrose and Sainsburys) are 3.4 miles to the north in Godalming, the well-known White Horse public house is only 1.1 miles to the east in Hascombe and the A3 is only 4 miles to the north west on the far side of Milford.

There is an outstanding selection of schools in the area including Aldro in Shackleford, Charterhouse, Priors Field and St Hilary's in Godalming, King Edward's in Witley, St Catherine's in Bramley, Cranleigh School, The Royal Grammar, Tornead and The High School in Guildford.

Recreational opportunities include golf at several local clubs including Milford, the West Surrey, Wisley and Chiddingfold. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

## Distances

Milford 2.4 miles (London Waterloo from 47 mins), Godalming 3.7 miles (London Waterloo from 43 mins), Guildford 8.3 miles (London Waterloo from 36 mins), Central London 42 miles

**Roads:** A3 Milford 4 miles, M25 (Wisley Junction 10) 20 miles

**Airports:** London Heathrow 36.8 miles, London Gatwick 31.9 miles

(Distances and times approximate)





## Marepond Copse

Marepond Copse is a stunning barn style modern house, that was built in 2016.

Since purchasing it, our clients have refined the house, taking it to 'another level' including the fitting of extensive fitted bespoke furniture much of which is by Neville Johnson.

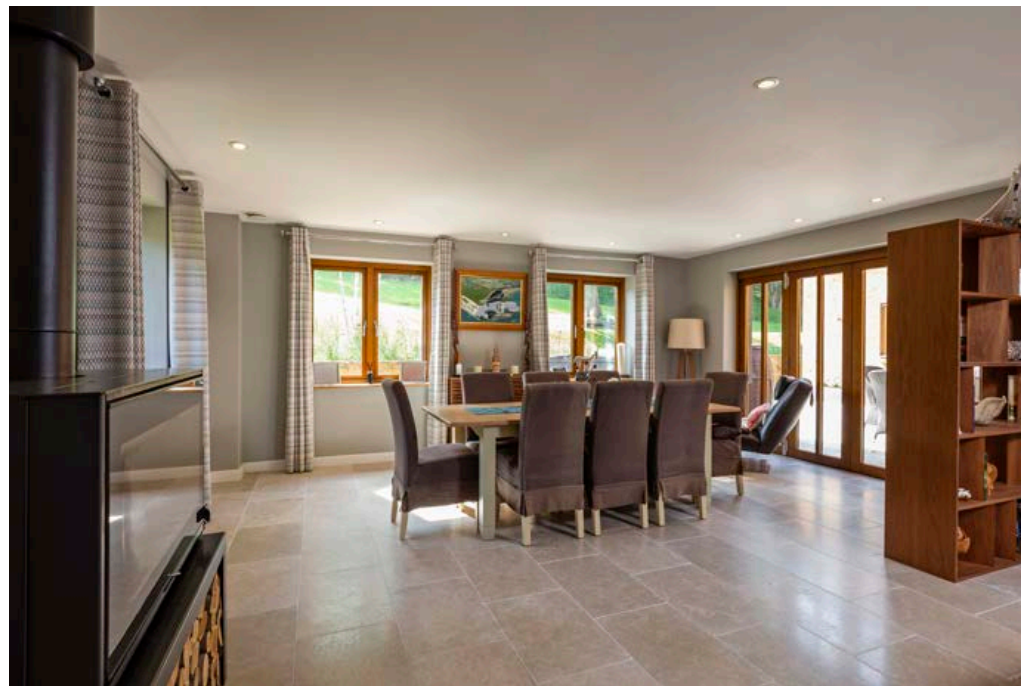
The focal point of the house is the magnificent vaulted and galleried library/sitting room with its full height windows bringing in so much light to the house. On the ground floor are two further reception rooms and a very useful bedroom

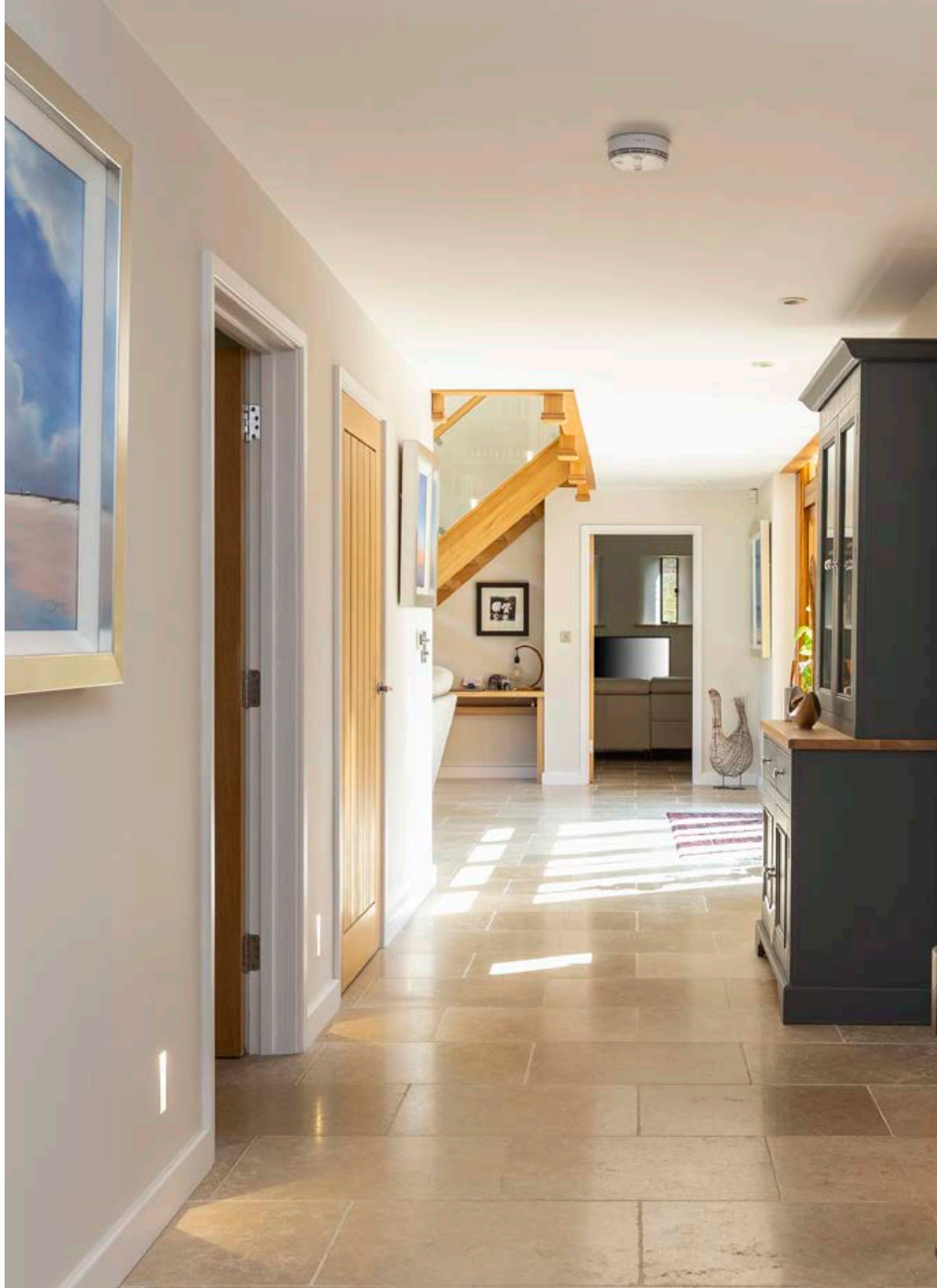
suite. The kitchen/breakfast/family room has been fitted with bespoke units and has a pantry.

On the first floor, which is approached up a fine oak staircase, there is a good balance of bedrooms and bathrooms. There is also a secondary staircase leading back to the hall.

Marepond Copse is full of light, has limestone flooring with under floor heating and enjoys a lovely outlook from all angles over the charming gardens.







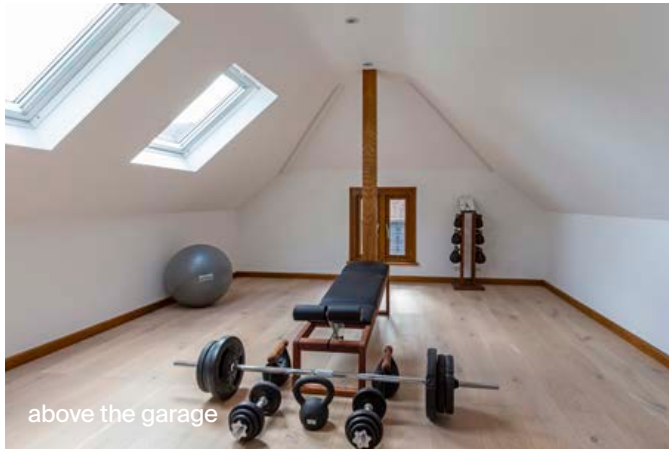


Principal bedroom suite











## Outside

Adjacent to the house is a double barn style garage with stairs leading up to a very useable loft room. Attached to this is a machinery store.

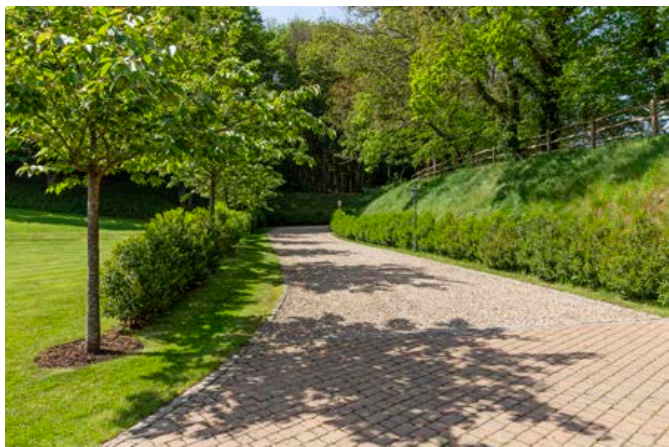
leads to the side of the house with a substantial bed of roses and clematis in addition to acers and a stone wall defining the boundary. To the rear of the house is a substantial terrace having stone retaining walls and well-stocked flower and shrub borders above.

## Garden and grounds

Marepond Copse is approached through a pair of impressive electric oak gates with the cherry tree lined gravel driveway leading down to the front of the garaging and house. This area in turn has been beautifully brick paved. One of a matching pair of decorative gates leads through to the courtyard garden with a terrace abutting the house. This part of the garden has been professionally landscaped with a central four tree pergola, surrounded by well-stocked beds incorporating lavender, David Austen roses, iris, tulips, aliums, cremata and hydrangeas. The second matching gate

The remainder of the gardens are predominantly laid to lawn with a couple of mature feature oaks.

On the western side is an Alitex greenhouse bordered by a vegetable garden. Extending up the centre of the gardens are a series of steps, culminating at the top with a circular seating area, taking full advantage of the country views. Extending above this to the top boundary is a light copse area which in the spring is a mass of bluebells, having beyond neighbouring woodland.



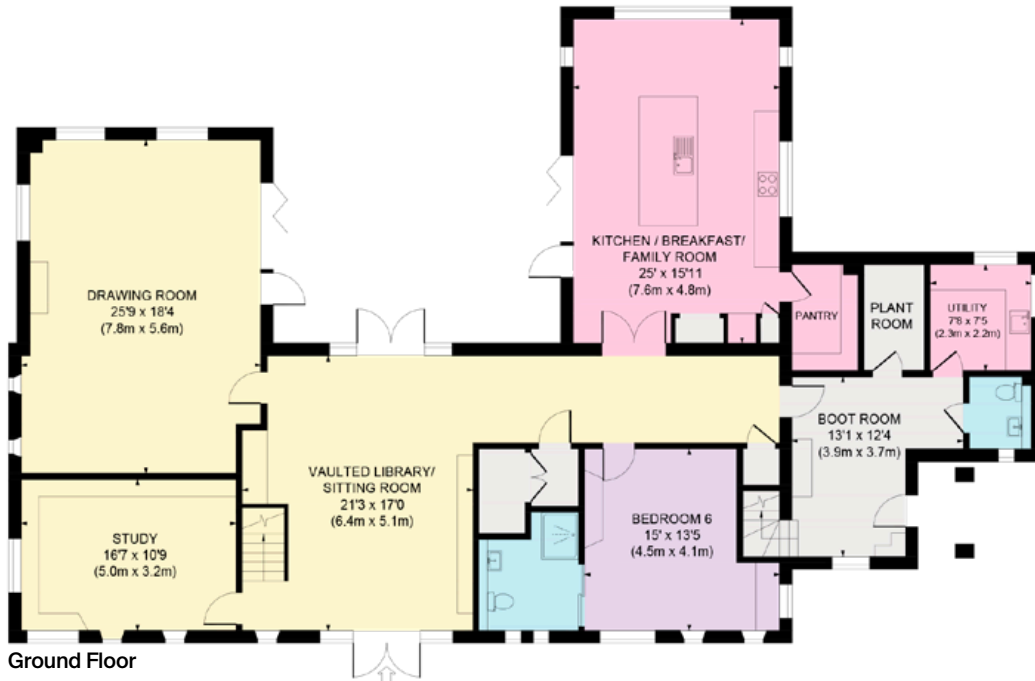
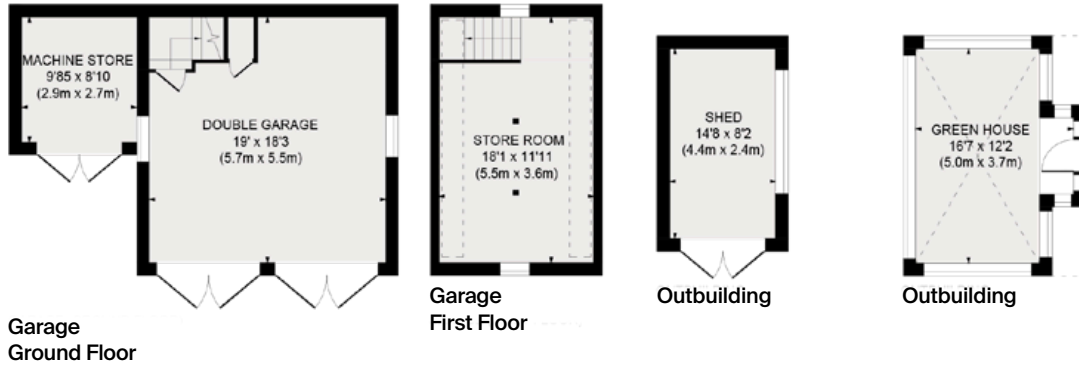
Approximate Gross Internal Floor Area

Main House: 4,342 sq. ft / 403.36 sq. m

Garage: 667 sq. ft / 61.99 sq. m

Outbuildings: 293 sq. ft / 27.26 sq. m

Total: 5,302 sq. ft / 492.61 sq. m





## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity and shared private drainage. The house is heated by a ground source heating system, with underfloor heating to both floors. There is fibre broadband and home network to the entire property. There is an alarm system with remote access to the main house and garage.

**Local Authority & Council Tax Band:** Waverley Borough Council.

Tel: 01483 523333. Band H

**Energy Performance Certificate Rating:** Band B

### Directions (Postcode: GU8 4BD)

From Godalming take the B2130 (Brighton Road) for 0.9 miles. Turn right into Home Farm Road and then after 0.1 miles, turn left into the Hambledon Road.

Follow this for 0.8 miles and then left into Clock Barn Lane. After 0.7 miles, at the T junction, turn left into Salt Lane, which becomes Markwick Lane. The entrance to the property will then be found on the right-hand side after 0.5 miles.

### Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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