

Langhurst Copse, Chiddingfold, Surrey







Requiring modernisation, on the rural fringes of Chiddingfold.

Summary of accommodation

Main House

Entrance porch | Entrance hall | Drawing room

Dining room | Kitchen | Cloakroom

Rear boot room/utility room

Principal bedroom suite | Three/four further bedrooms

Family bathroom

Outbuildings

Courtyard of period barns comprising:

Three garages | Studio/playroom | Former stables

Garden and Grounds

Gravelled driveway | Mature garden and grounds

Terrace | Summerhouse

In all about 5.29 acres



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Situation

Langhurst Copse is situated in a private setting on the western side of Chiddingfold. This picturesque village is based around its village green having a range of shops including a post office, general stores, coffee shop, traditional butcher and three public houses.

The village benefits from a well-regarded primary school as well as an active community centre with a village hall, doctor's surgery, veterinary practice and various sports clubs.

Chiddingfold offers a range of local shops for daily needs and there is an excellent range of general shopping and services at Haslemere, Cranleigh and Godalming. Guildford provides an even more comprehensive range of shopping, leisure and cultural amenities, including theatre, cinema and sports centre.

Schools in the area include King Edward's at Witley, Prior's Field, Charterhouse, Cranleigh, St Catherine's in Bramley, RGS, Guildford High and Tormead in Guildford and Barrow Hills School in Witley.

There are a number of golf clubs within easy reach, including Chiddingfold, West Surrey in Milford, Liphook and further afield Wisley, Queenwood, Sunningdale and Wentworth. There is polo at Cowdray Park, racing and flying at Goodwood and sailing all along the south coast, including Chichester Harbour. The area also offers ample opportunities for walking and riding.

Distances

Witley Rail Station 1.7 miles (London Waterloo from 54 mins), Haslemere 3.9 miles (London Waterloo from 57 mins), Godalming Rail Station 6.1 miles (London Waterloo from 43 mins), Guildford 11.2 miles (London Waterloo from 36 mins), Milford 4.3 miles (London Waterloo from 47 mins)

Roads: A3 Milford 5 miles, M25 (Wisley Junction 10) 19.3 miles

Airports: London Heathrow 34.9 miles, London Gatwick 33 miles, Farnborough 20 miles

(Distances and times approximate)





Langhurst Copse

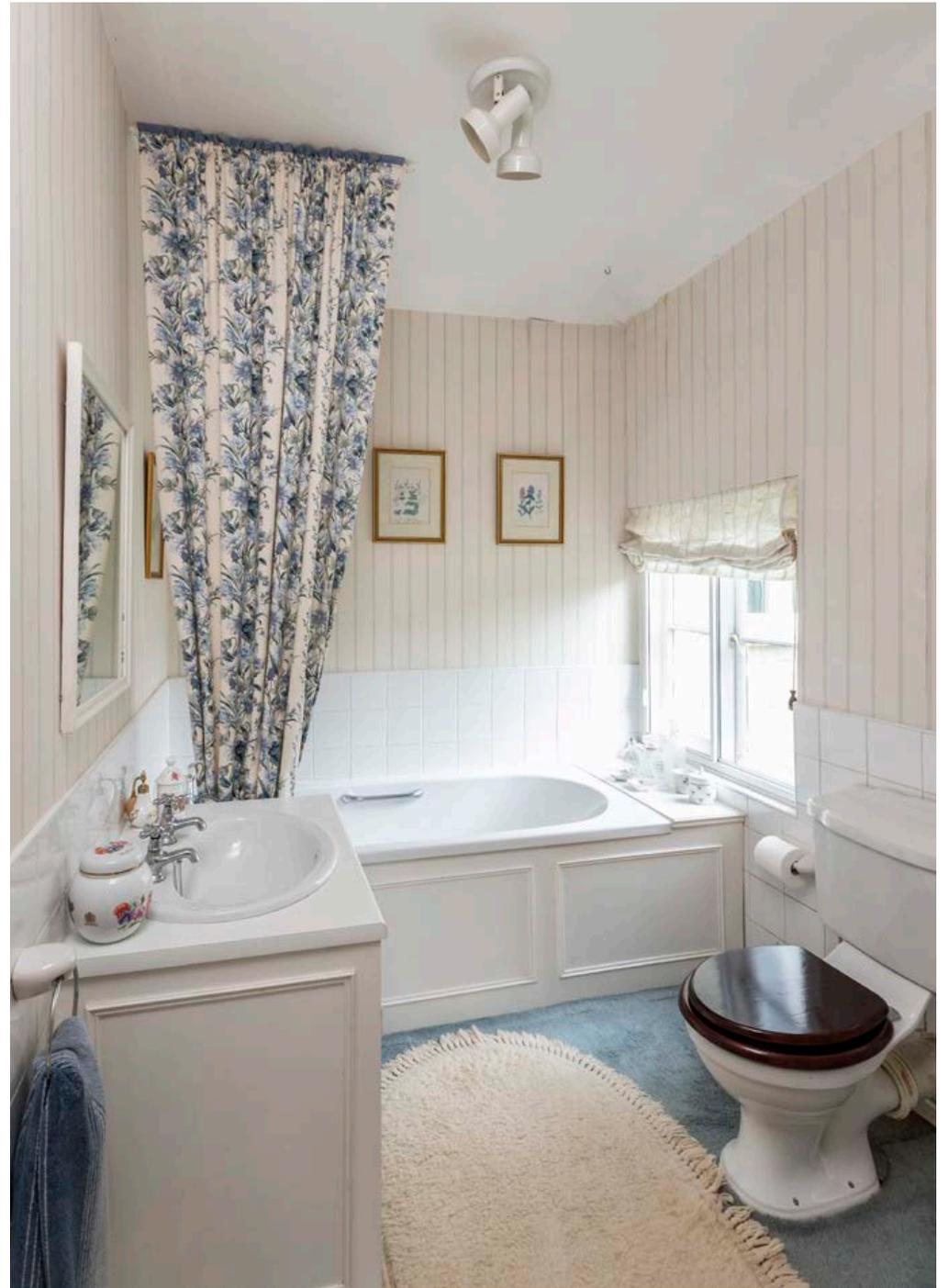
Langhurst Copse is a striking country house, that is believed to date back to the 1850s, having started life as two farm worker's cottages. The house has been in the same ownership since the early 1980s and now requires modernisation.

Off the entrance hall are two reception rooms, all of which have parquet flooring, whilst the drawing room has a fireplace. The kitchen has an oil fired Aga, that is currently not working. On the first floor are a total of five bedrooms, two of which are inter-linked.

Adjacent to the house are a range of period outbuildings, which offer potential for ancillary accommodation, subject to obtaining the usual planning consents.

Langhurst Copse offers a fabulous opportunity for an incoming buyer to 'place their mark' on a property, that is situated in a private setting, in one of the most sought after villages to the south of Guildford.









Outbuildings

Adjacent and to the east of the house is a courtyard of outbuildings that comprise three garages, a studio/playroom and a barn incorporating three former stables. To the rear of this is a lean to store and a greenhouse.

Garden and Grounds

Langhurst Copse is approached into a gravelled driveway that terminates adjacent to the outbuildings.

Steps lead down to the house, where there is a paved terrace extending around it. In turn, two sets of steps lead back up to the formal lawns on the southern side. The more formal gardens are laid to lawn interspersed by trees and shrubs with a summerhouse. Beyond is a former paddock that is now carefully mown. Beyond this is a further former paddock that is now partly covered with self-seeded saplings.

Adjacent to the outbuildings is a vegetable garden.

Approximate Gross Internal Floor Area

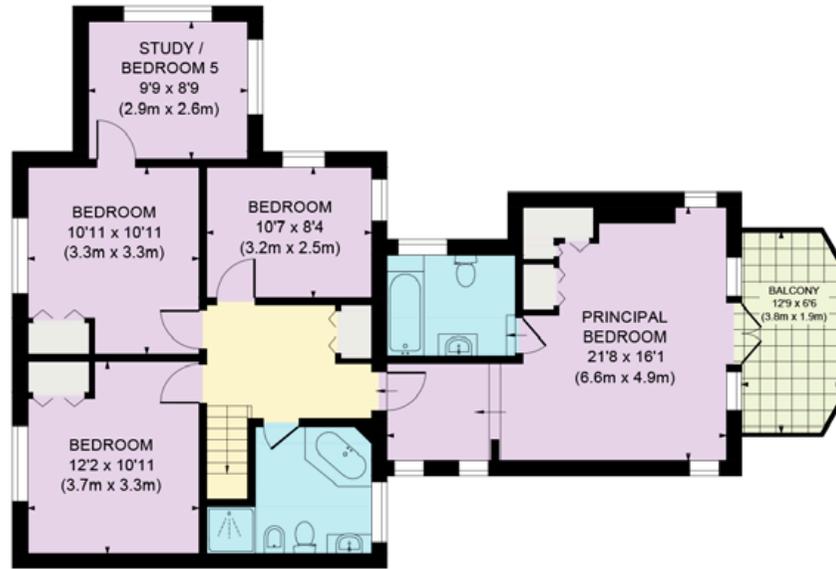
Main House: 2,049 sqft / 190.36 sqm

Garage: 484 sqft / 44.96 sqm

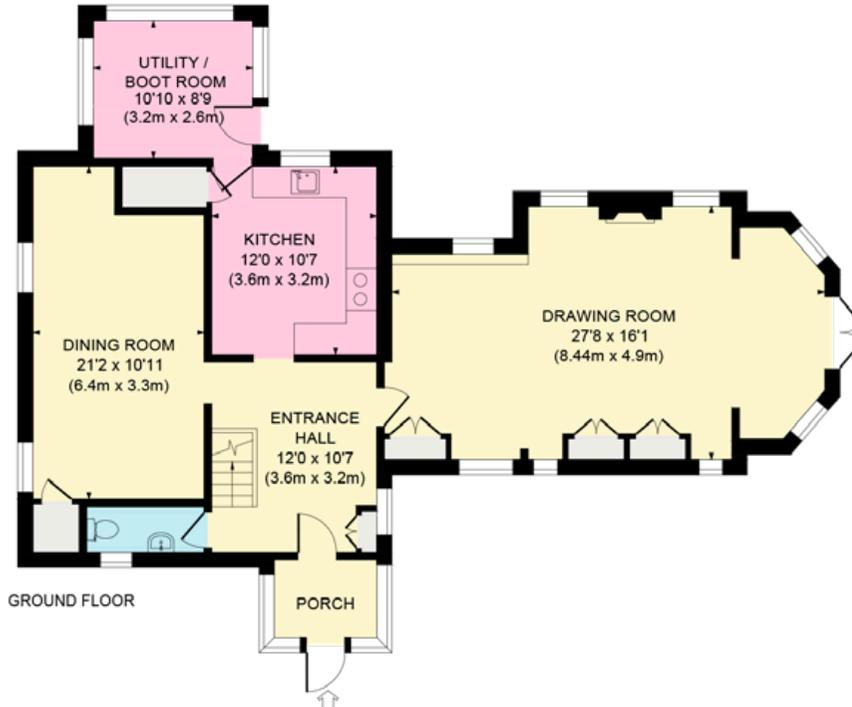
Outbuilding: 701 sqft / 65.09 sqm

Total: 3,234 sqft / 300.41 sqm

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



GROUND FLOOR



OUTBUILDING





Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, private drainage, oil-fired central heating. We are advised that the property has superfast broadband.

Local Authority & Council Tax Band: Waverley Borough Council

Tel: 01483 523333. Band G

Energy Performance Certificate Rating: Band F

Directions (Postcode: GU8 4XP)

From Guildford head south on the A3 and after about 8 miles take the Milford exit. Proceed through Milford and pass through two sets of traffic lights, following the signs for the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley and Chiddingfold. Stay on this road through Witley and after passing King Edward's school on the right, turn right into Combe Lane. Continue for 1.5 miles (passing Witley Station) and take the right turning into Prestwick Lane. Follow this for 0.2 miles and immediately after the turning to Pook Hill on the left, carry on for about 100 yards, where the driveway leading up to Langhurst Copse will be found on the left hand side.

NB: The driveway immediately leading into the property has a steep section, so visiting with a 'low' car is not recommended.

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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