

1 Heath Hall Lodge

Thursley, Surrey



A charming recently modernised semi-detached country cottage.

Witley 3.9 miles (London Waterloo from 55 mins), Milford 5.3 miles (London Waterloo from 47 mins),
Haslemere 6.4 miles (London Waterloo from 57 mins), Godalming 6.4 miles (London Waterloo from 43 mins),
Guildford 10.5 miles (London Waterloo from 36 mins), Central London 42 miles
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Hall | Sitting room | Kitchen/breakfast room | Study | Cloakroom

First Floor: Principal bedroom with en suite shower room | Further bedroom | Bathroom

Garden and Grounds

Garden sheds | Substantial garden outbuilding | Cottage gardens

In all about 0.35 acres





Situation

1 Heath Hall Lodge is located off a country lane between the village of Thursley and the hamlet of Bowlhead Green. Thursley village which is within 1 mile on the other side of the A3 has a cricket green and The Three Horseshoes public house. Bowlhead Green, which is within 0.9 miles, is a peaceful hamlet of traditional period houses around a village green.

Local shopping facilities are available in Milford with more comprehensive shopping available in Haslemere to the south and both Godalming and Guildford to the north.

There is an outstanding selection of schools in the area, including Aldro, St Hilary's, Royal Grammar School, Tormead, Charterhouse, Prior's Field, Cranleigh School, King Edward's, Barrow Hills. Godalming has a good 6th form college.

Recreational opportunities include golf at several local clubs, including Milford, the West Surrey and Hurtmore. 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.

Roads: A3 (Thursley) 0.7 miles, M25 (Wisley Junction 10) 18 miles

Airports: London Heathrow 33 miles, London Gatwick 38 miles
(Distances and times approximate)





1 Heath Hall Lodge

1 Heath Hall Lodge is a semi-detached cottage that was previously one of the lodge cottages for Heath Hall. The cottage, we are advised, dates back to the late 1800s and within the last 18 months has been extended and modernised by our client.

The substantial change was the addition of an orangery with a skylight that now provides lots of light and space for the kitchen/breakfast room. This is complemented by a newly installed shaker style kitchen with granite work surfaces and electric underfloor heating. Also on the ground floor are a sitting room with a fireplace and a study. On the first floor are two bedrooms (one with a fireplace) and two shower room/bathrooms.

Outbuildings

Adjacent to the house are two garden sheds, one of which acts as a utility room. At the base of the garden is a substantial brick built garden outbuilding, that offers further potential, subject to obtaining the usual planning consents.

Outside

To the front of the cottage is a gravelled parking area.

This is adjoined by an area of garden with a flower and shrub border with a pathway to the front porch.

Adjoining the back of the house is a paved terrace with a substantial grassed area beyond. Extending along the boundaries are substantial hedges and trees, including a Monkey Puzzle and there is a further vehicular access back onto the lane.

Property Information

Tenure: Freehold

Services: We are advised by our clients that the property has mains water, electricity, private drainage (septic tank) and oil-fired central heating.

Local Authority: Waverley Borough Council
01483 523333

Council Tax: Band D

EPC: D

Directions (Postcode: GU8 6NQ)

From Guildford take the A3 south bound for approximately 9 miles and exit at the Thursley/ Bowlhead Green Junction which is immediately before a bridge leading over the A3. At the top of the slip road, bear sharp left and follow the lane towards Bowlhead Green for 0.5 miles. The property will be found on your left-hand side, just inside the pillared entrance of the driveway, leading up to Heath Hall Farm.

Viewings: All viewings strictly by appointment only through the vendor's selling agents,
Knight Frank LLP.





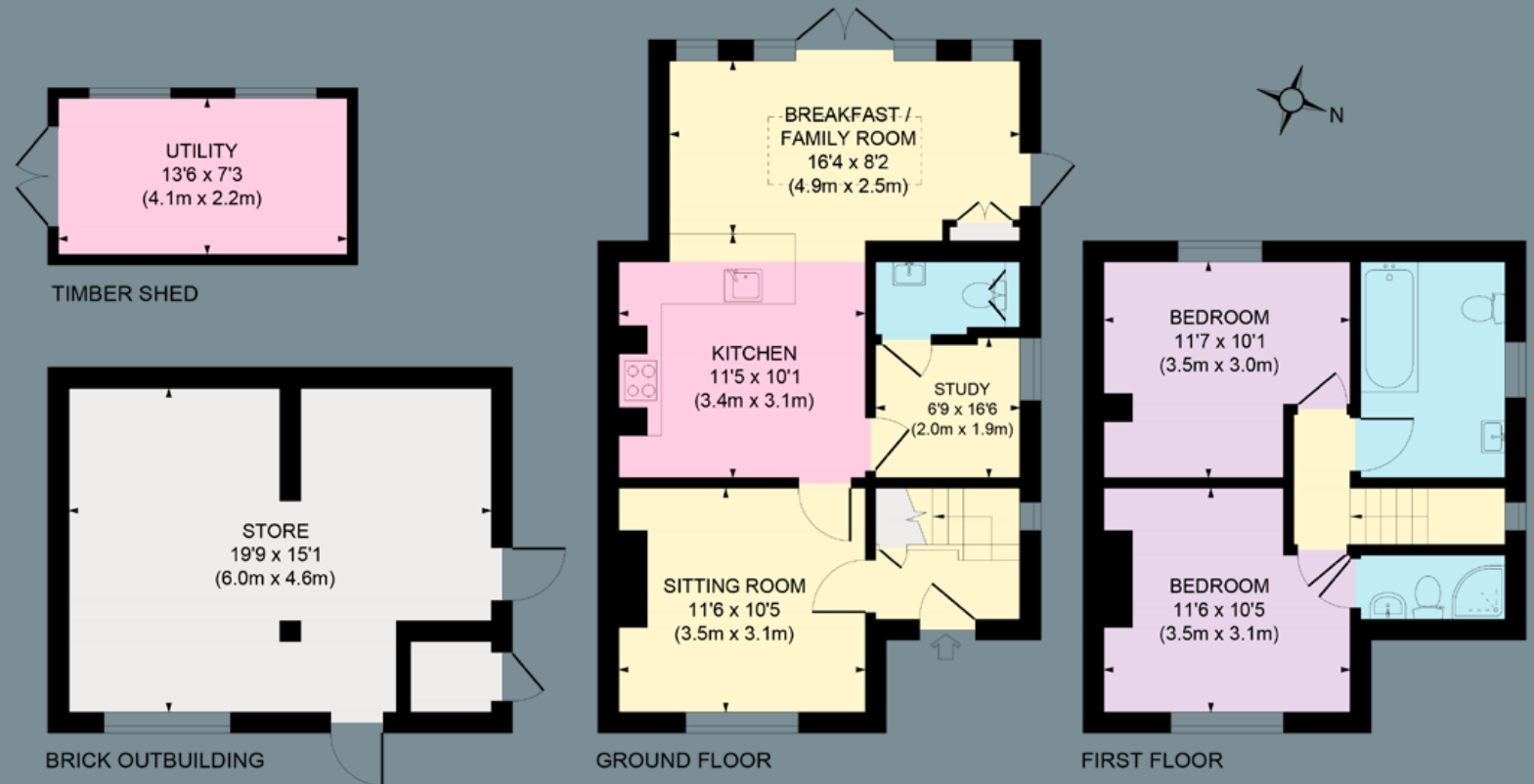
Approximate Gross Internal Floor Area

Main House 876 sq. ft / 81.39 sq. m

Outbuildings 396 sq. ft / 36.77 sq. m

Total 1,272 sq. ft / 118.16 sq. m

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.



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I would be delighted to tell you more

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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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Particulars dated April 2025. Photographs and videos dated March 2025.

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