

# Lower Highfield Farm

Thursley, Surrey

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A truly sublime Georgian country house set in over 12 acres with extensive period outbuildings in an **outstanding rural location** on the edge of this highly sought-after village.

Summary of accommodation

Main House

Reception hall | Sitting room | Study | Family room | Drawing room | Kitchen/breakfast room | Conservatory | Wine cellar | Utility room/cloakroom  
Five bedrooms | Five bathrooms all with underfloor heating

Outside

Period barn | Stores | Stabling | Granary | Summer house | Tennis court | Beautiful gardens and grounds

In all approximately 12 acres

Distances

Godalming 6.5 miles, Farnham 9.1 miles, Guildford 11.4 miles (National Rail fast train to Waterloo 35 mins), Heathrow 34.6 miles, London 42.4 miles  
(All distances and times are approximate)



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## Lower Highfield Farm

Lower Highfield Farm is a beautiful Georgian farmhouse dating back to 1750, located in an area of Outstanding Natural Beauty. The Nature Reserves of Thursley Common and The Devil's Punchbowl are moments away providing a vast array of walking trails and bridleways. The charming community owned pub, the church, village hall and cricket pitch serve as the centre of village life. As the house is not listed it has been sensitively extended over the years adapting it for modern living while retaining it's features and original charm. A wonderful example of this is the expansive, custom built kitchen breakfast room and orangery which provide an inside/outside feel and views of the terrace and gardens.

The house is built from a combination of mellow coloured stone and red brick with double glazed Georgian style farmhouse windows, an original inglenook fireplace and terracotta tiles or hardwood flooring in many of the rooms. Downstairs is the old cellar which has been opened up and turned into a wine cellar/games room and is now very much a part of the main living space.



Outside the Mediterranean style terrace complete with an outdoor kitchen leads to a studio room and provides the perfect spot for outdoor dining or lounging in the sun. To the front of the property and surrounded by hedges is a newly re surfaced, well maintained tennis court.

Our clients have recently filled in an outdated swimming pool and researched building a new modern pool which could easily be placed on the top lawn.

Adjacent to the main house is the fabulous barn and adjoining garaging, stables, gym and workshop, plus there is a separate granary building. These provide numerous opportunities for development or simply to continue using as is with the barn being a spectacular party space.

The property benefits from over 12 acres of land which for many years have been farmed locally and mainly used for grazing sheep and cattle. In previous years the present owners have kept horses on the front field which would also be the perfect spot for a ménage should it be required.

The property provides easy access to local schools such as Bedales, Cranleigh, Charterhouse, Churchers college, RGS, Guildford High School, and prep schools St Edmunds, Aldro, Highfield, Amesbury and the highly regarded Bohunt School in the state sector. Fast train services to London from Haslemere, Farncombe or Guildford (35 mins to Waterloo).









Approximate Gross Internal Floor Area  
Main House 3878 sq. ft / 360.30 sq. m  
Garage 340 sq. ft / 31.58 sq. m  
Outbuildings 3363 sq. ft / 312.47 sq. m  
Total 7581 sq. ft / 704.35 sq. m

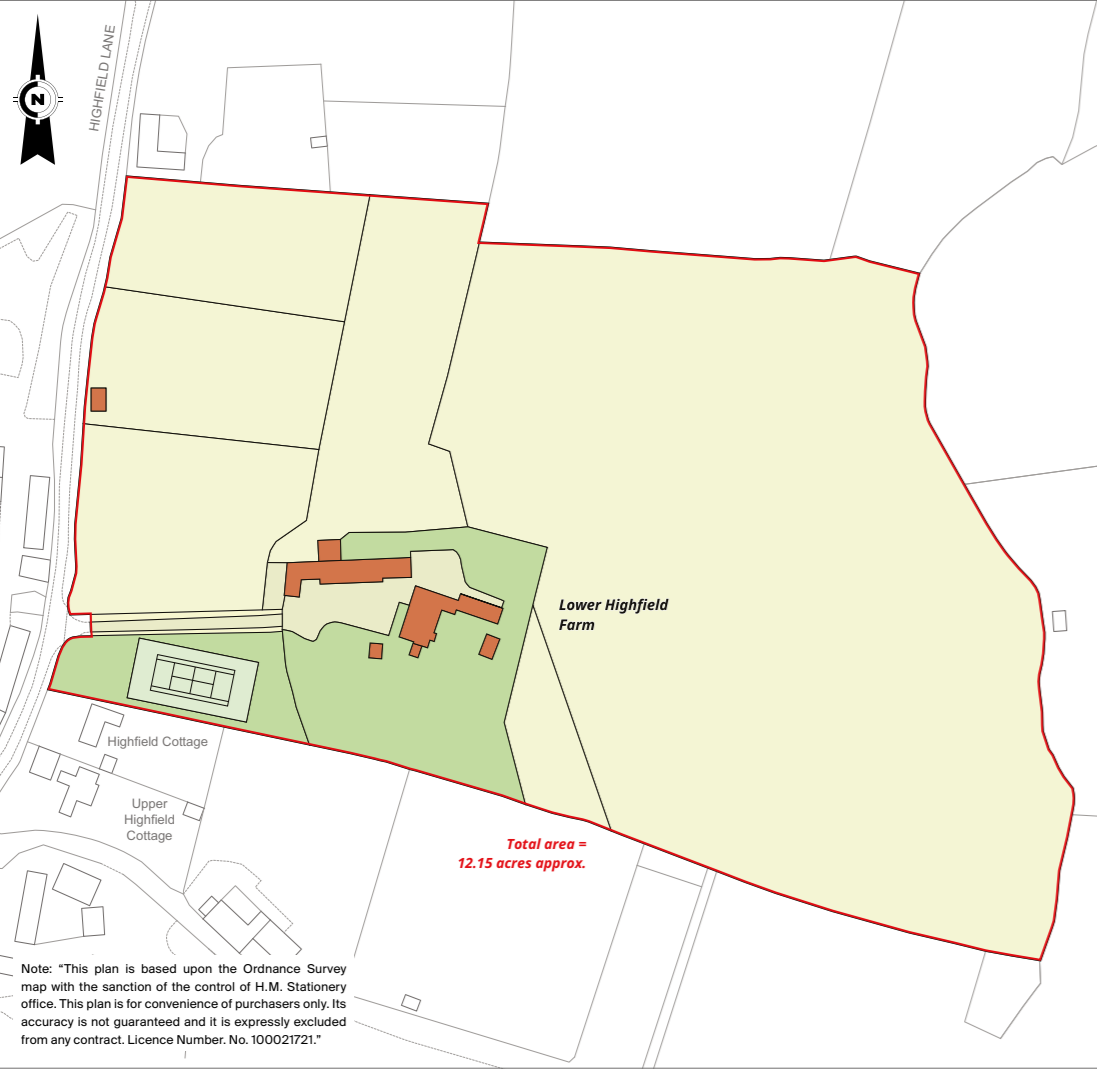
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside









### Services

Our client informs us that the property benefits from the following services:

- Mains water
- Private drainage
- LPG
- Underfloor heating in all bathrooms
- Sonos throughout the house and patio terrace area
- Super Fast Fibre broadband to the premises

### Property information

**Tenure:** Freehold

**Local Authority:** Waverley Borough Council

**Council Tax:** Band H

**EPC Rating:** F



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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