

CHINTHURST RIDGE



WONERSH, NR GUILDFORD, SURREY

house.
PARTNERSHIP

 Knight
Frank



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Wonersh 1 mile | Bramley 1 mile | Guildford 4.5 miles (London Waterloo from 32 minutes, trains every 15 minutes) | Central London 33 miles
(All distances and times are approximate)

‘A beautifully presented family home with spectacular landscaped gardens in a private, edge of village setting’

Entrance hall | Study | Open plan drawing room with orangery living room | Dining room | Family room
Large open plan Edwin Loxley kitchen with breakfast room | Utility | Study/library | Back hall

Principal bedroom suite with bathroom and two dressing rooms | 6 further bedrooms
5 further bathrooms (4 ensuite)

Triple garage | Store

Beautifully landscaped gardens and grounds | Outdoor swimming pool | Outdoor dining area
Extensive terracing | Paddock

In all about 7.42 acres (approximately 8,419 sq ft including garage)

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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Chinthurst Ridge stands in an elevated setting off a no-through lane on the edge of the villages of Wonersh and Bramley. Both Wonersh and Bramley are charming villages set within the heart of the Surrey Hills Area of Outstanding Natural Beauty. The area offers a serene rural lifestyle while being conveniently close to Guildford, ideal for those seeking peace, natural beauty and easy access to nearby amenities.

Locally the nearby City of Guildford provides most daily facilities and mainline rail services to London (Guildford to Waterloo is approximately 35 - 40 minutes). Despite its country location, the A3 can be accessed at Guildford providing fast access to London and the south coast. Chinthurst Ridge is broadly equidistant between Gatwick and Heathrow airports (both about an average 50 minutes drive). Farnborough Airfield is within 15 miles, providing private aircraft landing facilities.

There are excellent private schools in the area including Charterhouse, St. Catherine's at Bramley (within walking distance), Cranleigh, Amesbury Preparatory School, Highfield and St Edward's at Witley.

There are good local golf courses nearby at Bramley and West Surrey Golf Club near Godalming, together with the more renowned Wisley Golf Club and Queenwood at Chobham.

The Goodwood Estate is within easy reach with regular motor racing events, horse racing, aero club and golf course. West Surrey Tennis Club is also nearby.



DESCRIPTION

Chinthurst Ridge was originally constructed in 2000 and remodelled in 2008/9 in a style characteristic of the classical New England weather-boarded mansions. The house has been further refurbished and enhanced in recent years and the gardens completely re-landscaped. It is presented to exacting standards, the result of which is a property with a truly bespoke and luxurious feel.

On entering Chinthurst Ridge, the feeling of spaciousness and light is immediately apparent. The entrance hall features a grand staircase leading to a galleried landing and glass roof lantern. Off the hall is a study and double doors leading through to the fabulous large drawing room which features a 'Pure Theatre' cinema (drop down screen and projector). The drawing room is open plan through to the orangery - both rooms with doors out to the terrace and gardens, ideal for entertaining.

The day-to-day living rooms are focused around a substantial open plan kitchen which leads directly into a breakfast room in the style of a traditional orangery, again with doors out to the terrace. The kitchen is by Edwin Loxley and is designed for the cooking enthusiast with a central island and preparation peninsula separating the two areas. There is also a good sized utility room.

Through from the kitchen is a newly arranged study/library with panelled walls and bookshelves and a back hall with boot room and laundry. Outside, the property further benefits from a three-bay garage incorporating a wine store.

On the first floor is an exceptional main bedroom suite with two dressing areas and ensuite bathroom, enjoying superb views of the garden and the Surrey Hills beyond.

There are three further bedroom suites on the main floor together with two further bedrooms and a shower room on the top floor.

Approached from the back hall is a self - contained bedroom suite ideal for guests.



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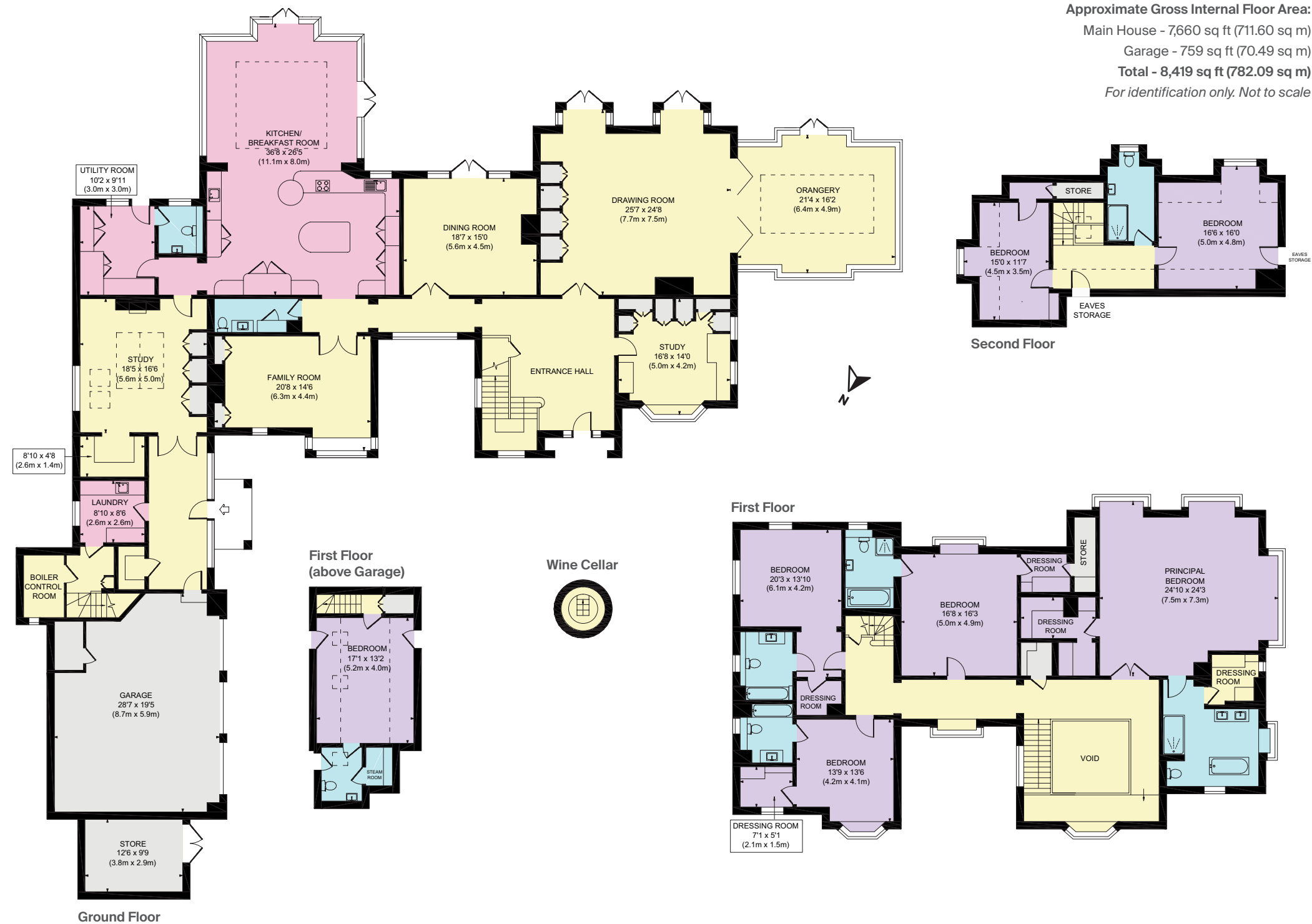
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GARDENS AND GROUNDS

The gardens immediately surrounding the house have been completely re-landscaped in recent years, with extensive use of Yorkstone terracing and walls, immaculate borders and neat gravelled paths. Designed by the acclaimed landscape architects Taylor Tripp, the grounds have been thoughtfully laid out to maximise both aesthetic and functional appeal.

To one side of the house is a timber-framed pergola, a swimming pool and a barbecue area, making it ideal for entertaining in the warmer months. An advanced irrigation system ensures the gardens remain pristine throughout the seasons.

Beyond this, a private garden room has been beautifully curated, featuring a large firepit with luxurious outdoor seating, offering the most exceptional elevated views across the surrounding countryside.

Steps rise from the main lawn to a series of meandering woodland walks, gently climbing to a lightly wooded area above the house which is covered with bluebells in the springtime. Set within approximately 7 acres, the gardens offer a rare balance of design, tranquillity and complete privacy - perfectly complementing the quality and lifestyle offered by the main residence.



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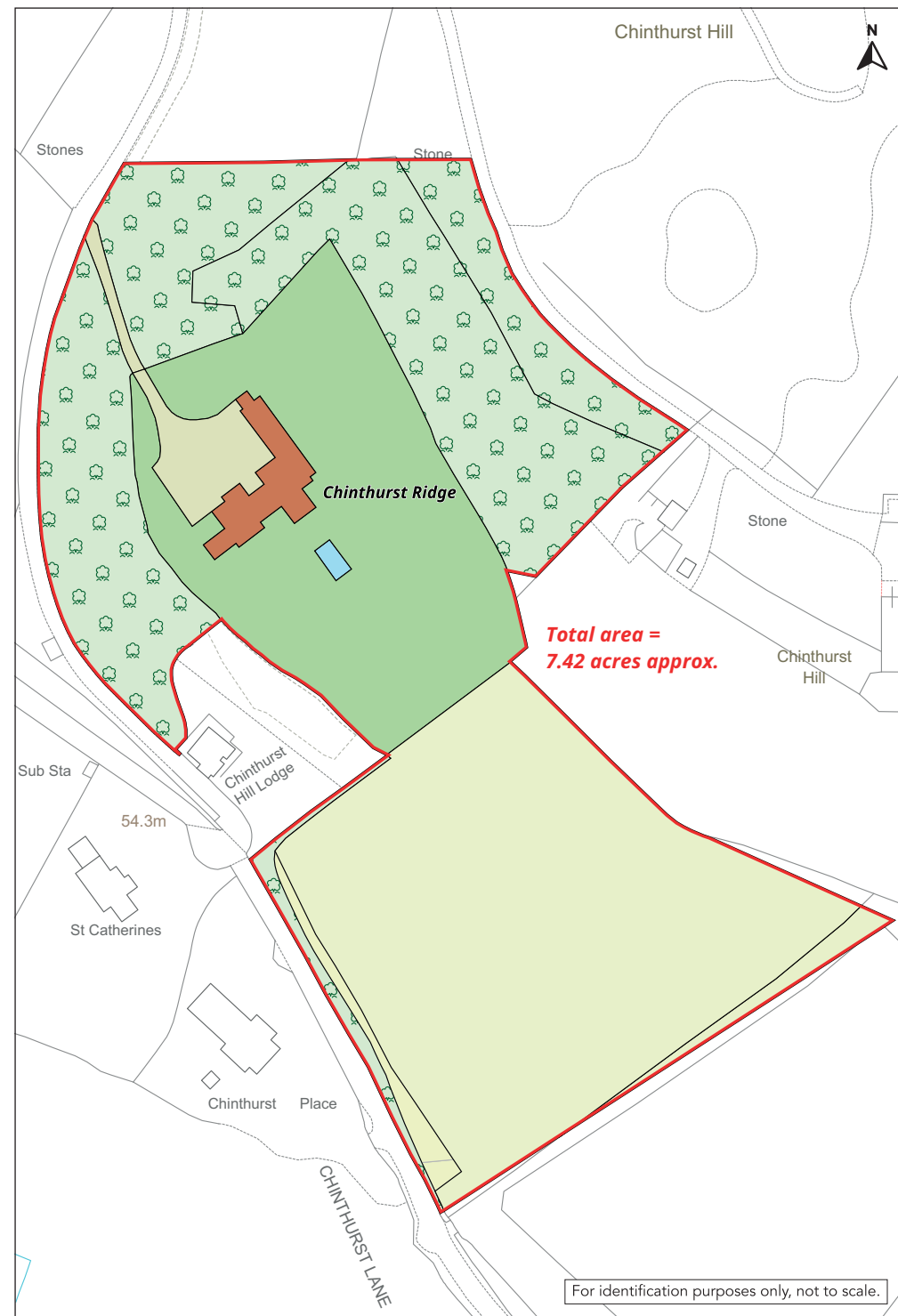




TECHNICAL SPECIFICATION

- Electronically operated secure gated entrance
- Monitored alarm system
- Underfloor heating on the ground and first floors
- Zoned and individual temperature controls
- Cat 5 to major rooms
- Edwin Loxley kitchen with Miele appliances
- Audio system throughout
- Air conditioning in kitchen and principal bedroom
- Electric blinds in kitchen, sitting room and principal bedroom







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