

Copper Beeches, Thursley, Godalming, Surrey







A superb family home in an enviable village position with amazing refurbished and modernised interior spaces as well as wonderful ancillary accommodation.

Summary of accommodation

Main House

Entrance hall | Dining room | Sitting room | Study

Kitchen/breakfast room | Utility | WC

Principal bedroom suite | Three further bedrooms

Three further bath/shower rooms, two being ensuite

Office/Gym/Ancillary accommodation

Kitchenette | Games room | Bedroom | Log store | Store

Garden and Grounds

Garden | Terrace | Two sheds | Greenhouse | Parking

In all about 0.48 acres



**Knight
Frank**

Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

Situation

Copper Beeches is situated in the heart of the popular village of Thursley. The village benefits from being on the door step of Thursley Common, an area of 350 hectares of Surrey heathland, protected as a Site of Special Scientific Interest and is in part a National Nature Reserve and in part owned by the Nation Trust to the south. With origins dating back to Saxon times the village of Thursley lies to the west of the main London to Portsmouth road within The Surrey Hills Area of Outstanding Natural Beauty. Thursley offers a real sense of a rural community.

It is the archetypal English village with 12th Century parish church, the Three Horseshoes pub, village hall, nursery school and cricket pavilion, surrounded by equestrian and farmland.

There is an outstanding selection of schools in the area including Aldro, Puttenham C of E, Waverley Abbey, Barfield, St Hilary's, Amesbury, Barrows Hill, Charterhouse amongst many others. Acorns Nursery and St Mary's primary school, both in Shackleford, have excellent reputations. Godalming has a good 6th form college.

Recreational opportunities include golf at several local clubs including Bramley, 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. 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's Ball and The Devil's Punchbowl at Hindhead.





Distances

Hindhead 5.4 miles, Godalming 6.8 miles, Milford Station 5.6 miles (London Waterloo from 53 mins), Godalming station 5.9 miles (London Waterloo from 43 mins), Haslemere 8.1 miles (London Waterloo from 57 mins), Guildford 10.2 miles (London Waterloo from 33 mins),

Roads: A3 Thursley 1.2 miles, M25 Wisley (Junction 10) 18.7 miles, M3 Frimley (Junction 4) 18.5 miles

Airports: London Heathrow 33.6 miles, London Gatwick 38.6 miles

(Distances and times approximate)

Copper Beeches

Copper Beeches is a wonderful home, superbly modernised, renovated and decorated by the owners. The house now provides elegant reception rooms, charming family spaces and lovely bedroom accommodation.

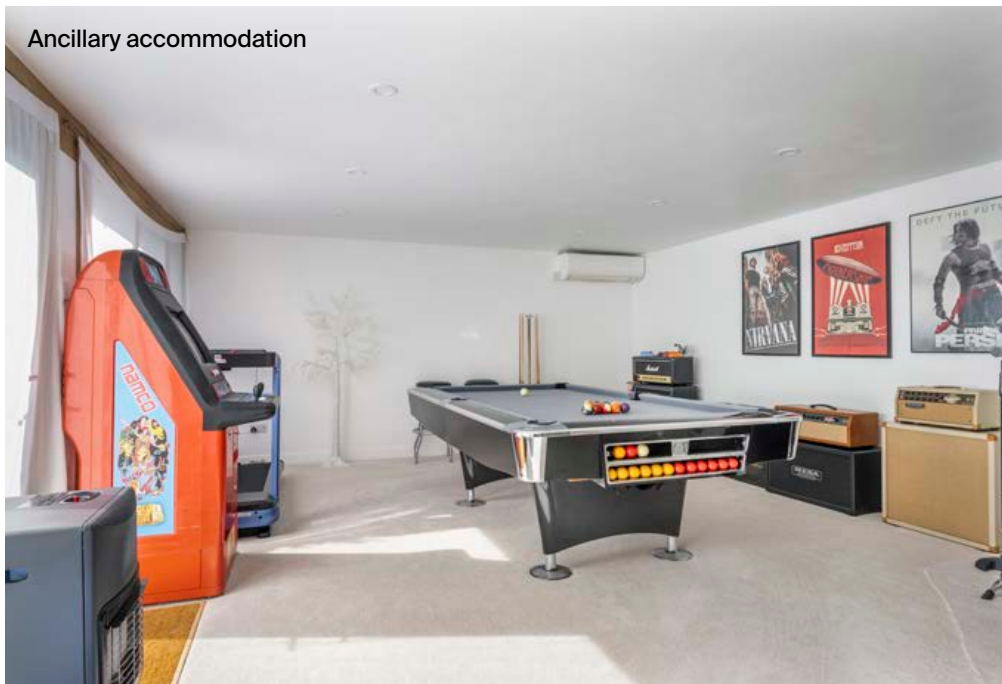




Ancillary accommodation



Ancillary accommodation





Outbuildings

Adjacent to the drive is the ancillary accommodation providing a kitchen/reception room as well as games room/ gym shower room and store together with a further bedroom on the first floor.

Garden and Grounds

The house sits well within its own grounds with a terrace running along the garden side of the house overlooking sweeping lawns, hedges, specimen and fruit trees to the fields beyond. In addition there is a timber framed gazebo with raised beds partially surrounding a dining area, outbuildings and greenhouse.

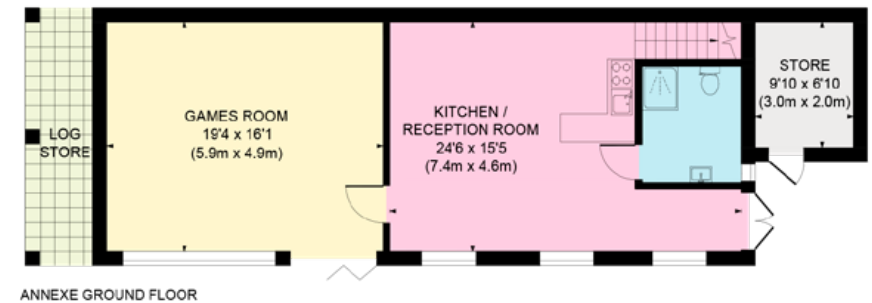
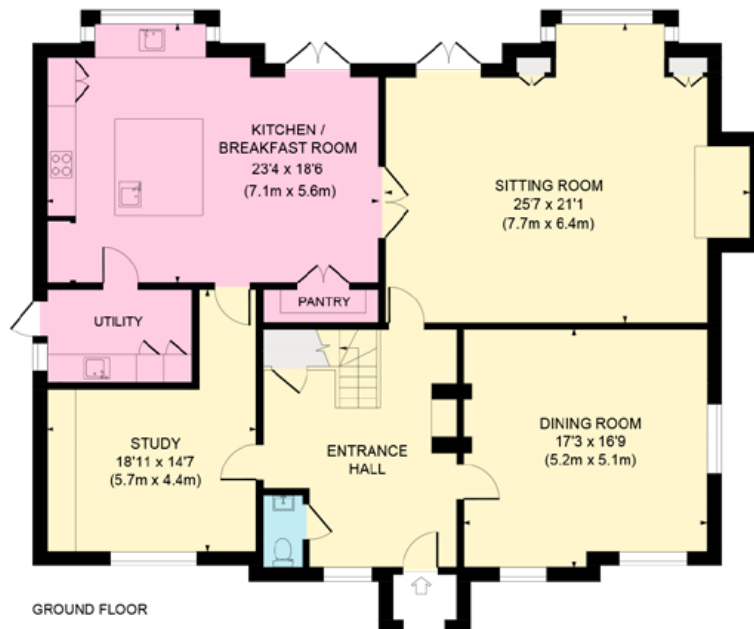
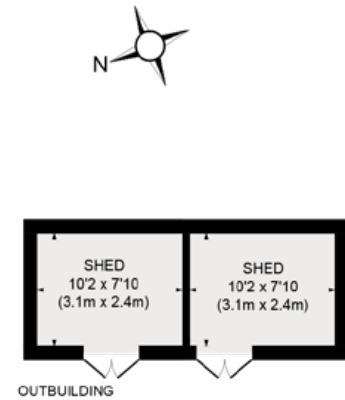
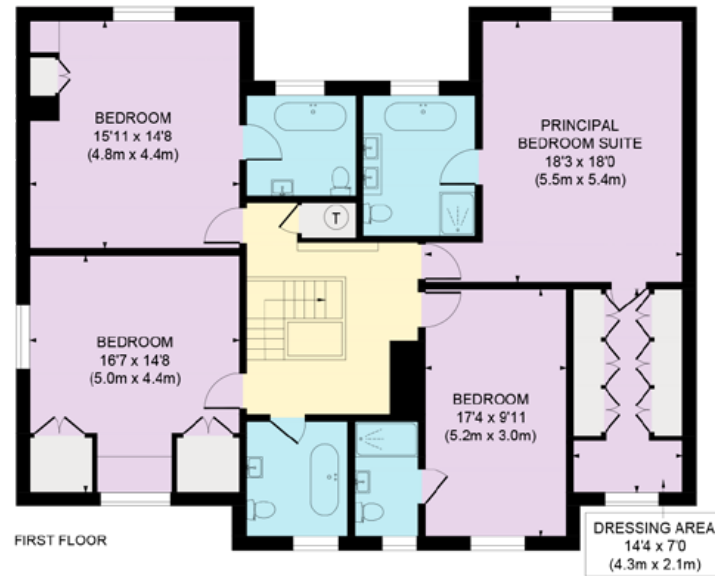
Approximate Gross Internal Floor Area

Main House: 3,140 sq. ft / 291.73 sq. m

Annexe: 1,063 sq. ft / 98.72 sq. m

Outbuildings: 164 sq. ft / 15.24 sq. m

Total: 4,367 sq. ft / 405.69 sq. m





Property Information

Tenure: Freehold.

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

Local Authority: Waverley Borough Council – 01483 523333

Council Tax Band: G

Energy Performance Certificate Rating: Band D

Postcode: GU8 6QQ

What3words: ///tinted.dice.executive

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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