

FORGE COTTAGE

Thursley, Godalming, Surrey



A BEAUTIFULLY REFURBISHED AND EXTENDED DETACHED FAMILY HOME

With excellent annexe nestled in the heart of this incredibly popular and quintessential Surrey village

Summary of accommodation

Main House

Entrance hall | Sitting room | Sensational kitchen/breakfast/dining room | Utility room | Cloakroom | Cellar

Principal bedroom with en-suite shower room | Two further bedrooms | Family bathroom | Study area

Detached Annexe: Bedroom/sitting room with fireplace, kitchenette and shower room

Pretty gardens | Off street parking | Garden store

In all about 0.17 acres

Distances: Haslemere 5 miles, Godalming 6 miles, Guildford 9 miles
(All distances are approximate)

SITUATION

Forge Cottage is tucked away in the heart of this highly popular village, located within a Conservation Area and the Surrey Hills Area of Outstanding Natural Beauty.

This picturesque village is home to The Three Horseshoes, the charming community owned pub as well as the church, village hall and cricket pitch, opposite the house, which serve as the centre of village life.

Surrounded by miles of National Trust land including the Devils Punchbowl and Thursley Common, the area is perfect for walking, cycling and riding.

More extensive shopping, recreational and educational facilities can be found in Godalming (6 miles), Haslemere (5 miles), and Guildford (9 miles). The property is also ideally placed for excellent schooling, including Aldro, Charterhouse, Prior's Field, St Catherine's, and Godalming Sixth Form College.

Forge Cottage presents a rare opportunity to own a charming character home in a well-connected village with outstanding natural surroundings.

FORGE COTTAGE

Owned by our clients since 2018, during which time they have carried out a comprehensive refurbishment and extension to provide beautifully presented accommodation, both in the house and annexe.

Step into the welcoming hall, where a front-aspect bay window and quarry-tiled floor set the tone. Off to one side, a fitted utility room and cloakroom add everyday convenience.

The dual-aspect sitting room is all about warmth and light – pale parquet floors, a feature fireplace with wood-burning stove, fitted storage, and French doors opening onto the rear terrace.

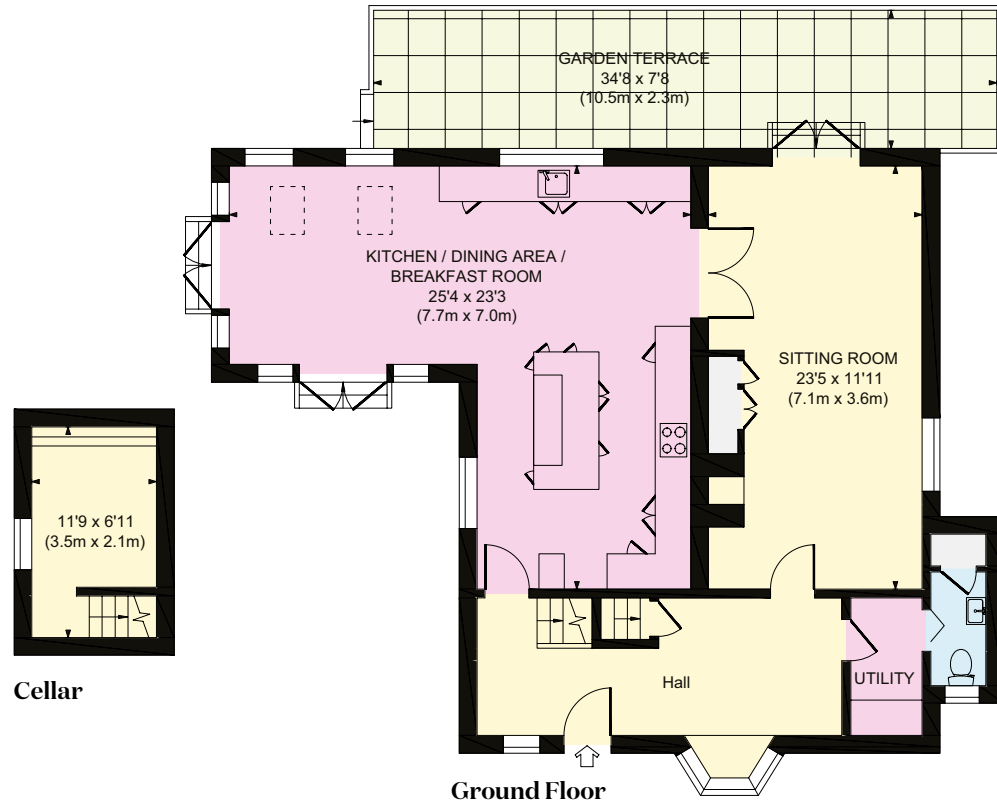
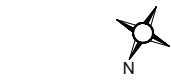




At the heart of the home, the L-shaped kitchen/breakfast/dining room is a true social hub. Underfloor-heated tiled floors run throughout, complementing bespoke cabinetry, a central island with breakfast bar, double Belfast sink, range cooker, American fridge freezer, and integrated modern appliances. A vaulted dining area, flooded with light from Velux windows and two sets of French doors, connects seamlessly to the garden.

A generous cellar offers scope for storage, a wine collection, or even a hobby room.

Upstairs, a generous landing doubles as a study area with built-in storage. The principal bedroom features extensive wardrobes and a sleek en suite shower room. Two further double bedrooms share a modern family bathroom with both bath and separate shower.



Approximate Gross Internal Area
 Main House 1805 sq. ft / 168.00 sq. m
 Annexe 378 sq. ft / 35 sq. m
 Outbuilding 46 sq. ft / 4 sq. m
 Total 2229 sq. ft / 207.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

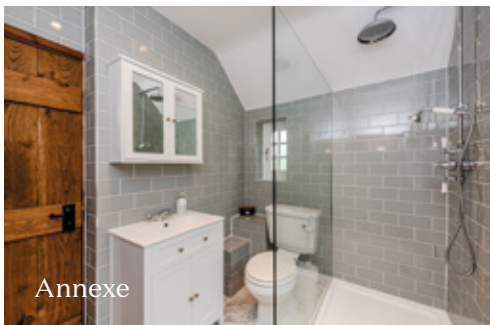


DETACHED ANNEXE

Perfect for guests, extended family, or a home office/gym, the 385 sq ft studio annexe features underfloor heating, a vaulted ceiling with exposed A-frame beams, a bay window, wood-burning stove, kitchen area, and French doors to the garden. A contemporary shower room completes the space.

OUTSIDE

A five-bar gate opens to a block-paved driveway with private parking. The wraparound garden is part-walled and beautifully maintained, with level lawns, colourful borders, a barbecue area, garden store, and multiple paved terraces – ideal for entertaining and al fresco dining.



PROPERTY INFORMATION

Local Authority: Waverley Borough Council

Services: Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Certificate: Rating E

Council Tax Band: G

Tenure: Freehold

Viewing: Strictly by appointment through Knight Frank.

Directions – GU8 6QF

what3words: ///playfully.pirate.universal

Take the A3 south from Guildford and after about 9.5 miles, take the turn signposted to Thursley and Bowlhead Green. At the top of the slip road at the T-junction, turn right and cross over the A3 then turn left and follow the road around into the village (Dye House Road). Pass the Three Horseshoes on the left and continue for a short distance where the lane to Forge Cottage will be found on the left-hand side opposite the recreation ground.



I would be delighted
to tell you more.

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