



EQUUS

Country & Equestrian



HEATHER FARM



HEATHER FARM, Thursley Road, Godalming, Surrey GU8 6LW

Set in its own private rural estate of 17 acres (*TBV) an exceptional detached residence of 'New England Style' design (5 bedrooms/5 receptions/3 bathrooms in excess of 3500 sqft) with further detached Cottage (2 bedrooms, sitting room, kitchen/breakfast room & bathroom) & large equestrian complex. The property occupies a stunning location in the Surrey Hills with direct access to incredible horse riding and country walks on Hankley & Thursley Commons linking also to Frensham & the Punchbowl. A formal 'in & out' driveway offers much seclusion to the whole with an open outlook over the estate's own pastureland & woodland. Outside the wonderful well-maintained grounds are a feature with many areas of interest inc: south facing terrace & further patio offering outside dining options, 2 ponds & picturesque natural stream running through the whole. For keen tennis players there is an all-weather enclosed floodlit tennis court there is also space within the grounds to add a swimming pool (subj. Permissions). The well-equipped equestrian facilities offer good scope as a location for a professional or amateur rider or trainer to be based inc: 40m x 20m Riding Arena (silica sand & rubber surface with Dressage Mirrors & floodlight plus Round Pen. Stable Block 1 – comprises of 8 timber loose boxes plus Hay Store and Tack room. Stable Block 2 – comprises of 2 timber L. boxes plus end pony stable, (currently used as a workshop & store) tractor shed, further assorted timber store buildings. Within the paddocks there are several Field Shelters.

LOCATION & AREA AWARENESS

The property is surrounded by wonderful countryside yet well positioned for local amenities, being about 1.7 miles from Elstead, an attractive village with a selection of small shops, doctor's surgery, church, two public houses and a primary school. Farnham and Guildford offer a wider range of facilities, both shopping and recreational, as well as a diverse selection of restaurants and bars. Road and rail networks are within easy reach with the A3 at Milford linking to the M25 motorway and Gatwick and Heathrow Airports. Commuters by rail can reach London Waterloo in 43 minutes via Farncombe station which is approximately 6 miles away, or, alternatively, Farnham offers a frequent service in approximately 56 minutes. There is an excellent choice of schools in the area, both in the public and private sector. Hankley Common, an area of heathland designated a Site of Special Scientific Interest, backs directly on to the property and continues through to Frensham Common and the Punchbowl thereby offering miles of uninterrupted riding out and walking through some of the loveliest countryside in Surrey.

MASTER RESIDENCE ACCOM: refer to floorplan

A well presented detached five bedroom property that has been re-modelled, renovated and reinvented into a New England style family house. Many of the rooms, particularly on the first floor, have the most wonderful outlook over the paddocks and woodland in the distance with views over Thursley Common to the front.

The GROUND FLOOR rooms lead off a large central RECEPTION HALL and include a dual aspect DRAWING ROOM with working fireplace. French doors open from the drawing room into a SITTING ROOM / SUNROOM with views over the patio, gardens and grounds. A key feature of the house is the open plan KITCHEN & BREAKFAST ROOM with comprehensively fitted units at base and eye level as well as a central island which has a built wine cooler, further storage drawers and sink with tap etc. To one side of the kitchen is a gas fired AGA. A SITTING AREA/TV room with stunning 'roof lantern' complements the open plan space and has Bi-Fold doors onto the garden. Adjacent to the kitchen is a large UTILITY ROOM / BOOT ROOM.

A split staircase leads to the FIRST FLOOR with 5 BEDROOMS and 3 BATH / SHOWER ROOMS all of which have been meticulously furnished. views over the paddocks are afforded from the main bedroom suite, which incorporates a dressing room with fitted wardrobes and bathroom.



DETACHED COTTAGE ACCOM. refer to floorplan

Refer to the floor plans.

Detached from the main house, a well-furnished, comfortable detached cottage ideal for extended family living and including 2 BEDROOMS, SITTING ROOM, KITCHEN / BREAKFAST ROOM and BATHROOM. The cottage has its own front door as well as a secondary door from the rear and front drive. Currently part of the cottage is used by the vendor as consultation rooms. The whole has an outlook over the main house rear garden but is suitably private.

EQUESTRIAN FACILITIES, OUTBUILDINGS & TENNIS COURT

Refer to the plans provided online. Power, water and lighting laid on to the stable yard.

BRIDLEWAYS / CYCLE PATHS / FOOTPATHS etc – The farm backs directly onto Hankley and Thursley commons allowing for miles of un-interrupted off road hacking and country walks to explore with little road work. Both commons are sites of Special Scientific Interest with heathland of 373 hectares which includes two lakes and a designated nature reserve owned and operated by the National Trust, also linking with Frensham and The Devils Punch Bowl extending to 282-hectares situated just to the east of the village of Hindhead and a recognised visitor attraction and biological Site of Special Scientific Interest.

STABLE BLOCK 1 – comprising 8 timber loose boxes plus Hay Store and Store / Tack room also could be used as stable.

TIMBER STABLE BLOCK 2 – comprising 2 loose boxes plus end store / pony stable, located near the Cottage / Annexe and currently used as a workshop and store.

Timber Tractor Shed and further assorted timber stores / shed and additional FIELD SHELTERS – one adjacent to the main stable block but also within the main paddocks.

RIDING ARENA - 20m x 40m, Silica sand and rubber with Dressage Mirrors and floodlight. ROUND PEN near the main arena.

BRICK OUTHOUSE – with tiled pitch roof.

FLOODLIT TENNIS COURT - hard surface, enclosed with chain link fencing.

GARDENS, GROUNDS & LAND

An in and out drive, sheltered by trees, forms the entrance to the property with ample parking at the front and side of the house with a long bank of rhododendrons on the south eastern side of the house providing an annual burst of spring colour. The equestrian facilities lie principally to the side and rear of the property and are set in beautifully maintained 16.858 acres (*TBV) TITLE NUMBER/S: SY544397 - of sandy, free draining soil with direct access to protected common land. The gently undulating grounds, with a delightful natural stream flowing through the centre, are divided into various post and rail paddocks with field shelters and automatic water troughs. Formal gardens, with circular flower beds, are accessed from a south-facing terrace and are planted with a variety of colourful perennials and flowering shrubs. At the front of the property a small, paved patio area provides an outdoor dining area. There are also two ornamental ponds in the grounds.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested







applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITE

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01892 829014
 E: sales@equusproperty.co.uk
 W: www.equusproperty.co.uk

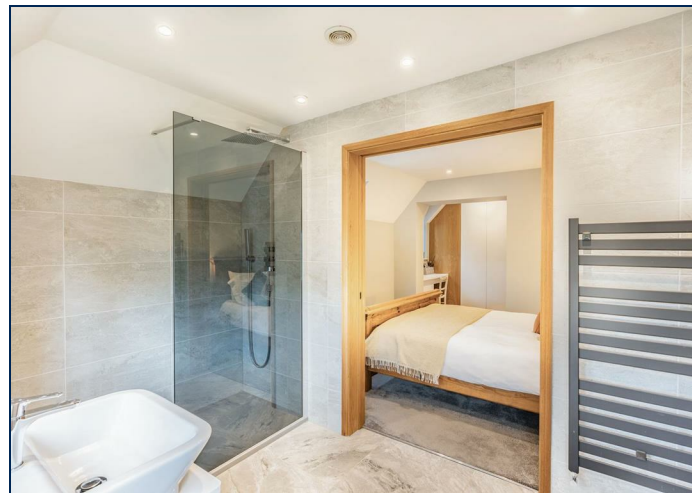
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SERVICES & OUTGOINGS

TENURE: Freehold
 TITLE NUMBER/S: SY544397
 TAX BAND: H
 LOCAL AUTHORITY: Waverley Ref: 0805251375
 PRINCIPAL RESIDENCE SERVICES: Mains gas central heating, Mains drains, AGA gas.
 THE COTTAGE / ANNEXE SERVICES: Separate private drains. Separately metered water and electric from main house.
 EPC RATING PRINCIPAL RESIDENCE: D 55/71 Certificate number 2612-2550-8236-2711-1487
 EPC RATING THE COTTAGE / ANNEXE: E 43/72 Certificate number 2811-0182-1113-1111-1215.

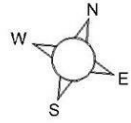
Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

DIRECTIONS - POSTCODE GU8 6LW. From the centre of the village (triangle of grass) head out on the Thursley Road for 1.7miles and the property will be on the right.



Guide price £3,000,000

Heather Farm, Thursley Road, Elstead
Main House internal area 3,501 sq ft (325 sq m)
Annexe internal area 774 sq ft (72 sq m)
Outbuildings internal area 2,605 sq ft (242 sq m)
Balcony external area = 24 sq ft (2 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

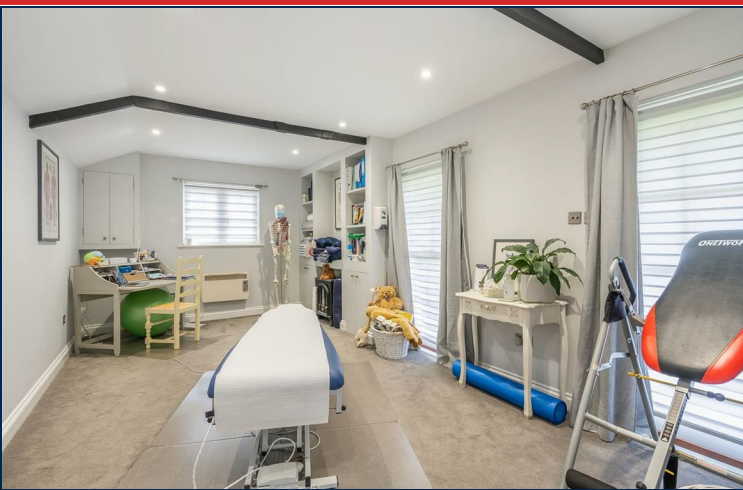
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

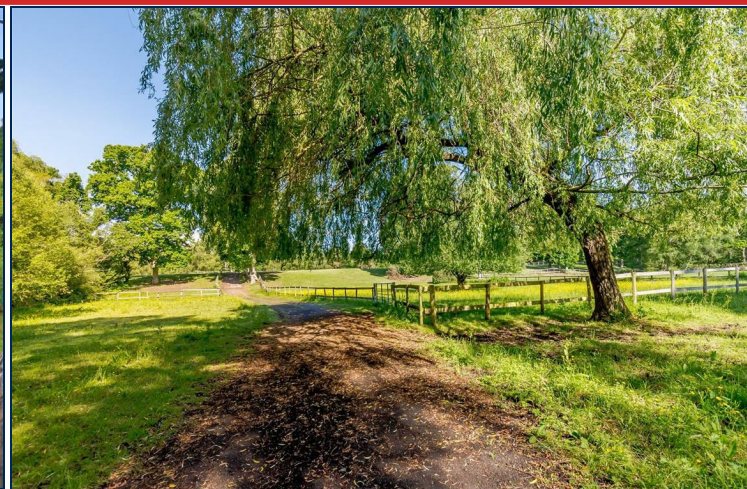
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