



SAND COTTAGE  
SANDHILLS, SURREY



# A PICTURESQUE VILLAGE HOUSE

## ACCOMMODATION

Entrance hall | Study/family room | Drawing room | Dining room | Kitchen | Conservatory | Cloakroom

Principal bedroom suite | Two further bedrooms | Shower room

Barn-style garage with store room/office above | Pool/garden room

Cottage garden | Swimming pool

**In all about 0.32 acres**

# SITUATION

Sand Cottage is located in an elevated setting in the hamlet of Sandhills, full of pretty period houses.

Sandhills is between the villages of Hambledon and Witley, both of which have village stores and public houses.

There is an outstanding selection of schools in the area, including Aldro in Shackleford, King Edward's, Barrow Hills and Chandler Church of England School in Witley, Charterhouse, Priors Field and Godalming College in Godalming, St Catherine's in Bramley, Cranleigh School, Tornead, The High School and The Royal Grammar School in Guildford amongst many others.

Recreational opportunities include golf at several local clubs, including Liphook, Hankley Common, Bramley, West Surrey and Chiddingfold. Polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainment 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 Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

## Distances

Witley Station 1.1 miles (London Waterloo from 56 mins), Milford 3.2 miles (London Waterloo from 47 mins), Haslemere 4.5 miles (London Waterloo from 57 mins), Godalming 7 miles (London Waterloo from 43 mins), Guildford 10.2 miles (London Waterloo from 36 mins)

**Roads:** A3 Brook 2.8 miles, M25 (Wisley Junction 10) 19.5 miles

**Airports:** London Heathrow 33 miles, London Gatwick 34 miles

(Distances and times approximate)



# SAND COTTAGE

Sand Cottage is a pretty grade II listed cottage that is believed to date back to the 15th century with later additions. The most recent extension was built in the 1990s, incorporating the study/family room with the bedroom suite above.

Even though the cottage has been enlarged over the years, so much of the work has been done in sympathy with the original parts. Today the house is full of extensive oak wall and ceiling beams, oak windows and doors, plus an oak staircase. Two of the principal reception rooms have fireplaces with wood burning stoves and enjoy an outlook over the gardens.

On the first floor there are good ceiling heights, which are part vaulted.

Sand Cottage provides an incoming buyer the opportunity to purchase a historic cottage, in a sought-after location, with the potential still to 'place their mark' on it.





## OUTBUILDINGS

Adjacent to the house is the garaging and adjoining store that houses the filtration equipment for the swimming pool. A staircase leads up to the storeroom/office above.

Located next to the swimming pool is the charming pool/garden room.

## GARDENS

Sand Cottage is approached into a driveway that leads down to the cottage and garage. To the front, there is a brick pathway that leads down to the original front door. This is adjoined by expanses of lawn bordered by flower and shrub borders. The gardens lie principally to the rear of the cottage, providing an excellent degree of privacy surrounded by high hedging. Abutting the back of the house is a paved terrace and discretely tucked away is the heated swimming pool area, abutting the pergola and pool/garden room.





Approximate Gross Internal Area  
 Main House = 2,012 sq ft / 186.89 sq m  
 Outbuilding = 137 sq ft / 12.77 sq m  
 Garage = 862 sq ft / 80.13 sq m  
 Total = 3,011 sq ft / 279.79 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.

# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water and electricity, shared private drainage and mains gas fired central heating. The swimming pool is heated by an air source heat pump.

**Local Authority:** Waverley Borough Council – 01483 523333

**Energy Performance Certificate:** Rating: Band D

**Council Tax Band:** G

**Tenure:** Freehold

**Adjoining Land:** On the southern side of the garden is a section of land that Sand Cottage has used, uninterrupted, for the last 14 years by our clients and we are advised for an additional 19 years with the previous owners. Located on this land is a greenhouse and a shed.

**What3Words:** wider.announced.dinner

**Directions (Postcode: GU8 5UR):** Take the A3 heading south towards Portsmouth from Guildford and after about 8 miles take the Milford exit. Follow the A283 into Milford, passing through 2 sets of traffic lights. Take the A286 towards Haslemere, following the road into Brook. Having reached the Dog & Pheasant Public House on your right, take the turning immediately opposite on the left, onto Brook Road. After about 400 yards at the T junction, bear half left continuing onto Brook Road towards Sandhills. Upon entering Sandhills, Sand Cottage will be found on your right-hand side.

**Viewings:** Viewing is strictly by appointment through Knight Frank

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