



NODWOOD HOUSE

Churt, Surrey





A COMPREHENSIVE PRIVATE EQUESTRIAN CENTRE

Extending to approximately 25,191 sq ft, a carefully designed complex to accommodate elite competition horses, professional riders, rehabilitation programmes and private owners seeking world-class infrastructure within a single holding.

Dwelling

Ground Floor: Drawing room | Dining room | Kitchen | Family room | Bedroom | Office | Utility room | Bathroom | WC

First Floor: Principal bedroom suite with dressing area and en suite bathroom

Three further bedrooms with en suite bathrooms, one with a dressing room | Balcony

Garden and Grounds: Swimming pool | Self-contained one bedroom annexe

Equestrian

Outbuildings: Indoor arena | American Barn | Stabling | Tack rooms | Office | Wash bay | Grooming bay

Hay storage Laundry | Pharmacy | Salt/oxygen room | Vet/treatment room | Store room

Chalet/mobile home: Kitchen | Sitting room | Two bedrooms | Shower room

Garden and Grounds: Outdoor arena | 16 individual grass turn out fields | Ample Lorry parking

In all about 13.3 acres

Distances: Churt 1 mile, Headley Down 2 miles, Farnham 7 miles, Haslemere 7 miles (London Waterloo from 56 minutes)
Godalming 11 miles, Guildford 15.5 miles, London 45 miles, Merrist Wood 13 miles, Wellington (near Hook 22 miles),
Coombelands 24 miles, Hickstead 37 miles (All distances and times are approximate)

NODWOOD HOUSE

Built in 2020 to an exceptional standard, the equestrian facilities at Nodwood House represent one of the most comprehensive private equestrian centres in the country. Extending to approximately 25,191 sq ft, the complex has been carefully designed to accommodate elite competition horses, professional riders, rehabilitation programmes and private owners seeking world-class infrastructure within a single holding.

The facilities are centred around a superb 40m x 60m all-weather outdoor arena, finished with an Andrews Bowen Propell Light waxed surface and complemented by training mirrors, judges' box, spectator seating and integrated sound system. A further 20m x 40m indoor arena, also featuring an Andrews Bowen surface, provides year-round riding and training facilities and connects directly to the American barn, allowing seamless access in all seasons.

Stabling is extensive and thoughtfully configured, with an impressive 12-box American barn forming the hub of the yard. Additional Loddon stables benefit from private turnout corrals with stallion-height fencing and all-weather rubber surfaces, while further independent stabling and a secondary yard provide flexibility for visiting horses, rehabilitation cases, separate management groups or staff use. In total, the property offers accommodation for 20 horses.

Designed with both welfare and performance in mind, the facilities extend beyond traditional training infrastructure. A large surfaced lunge pen, five-horse Molenkoning walker, extensive all-weather turnout and dedicated cooling-down tracks support daily exercise and conditioning. Specialist rehabilitation amenities include a salt and oxygen therapy suite, solariums and advanced recovery and performance-monitoring equipment, creating an environment equally suited to competition preparation and equine wellbeing.











The yard is further enhanced by dedicated veterinary and treatment facilities, including a purpose-designed veterinary and surgery area, together with comprehensive wash bays, secure tack rooms, storage areas and preparation spaces. Security and operational infrastructure are of an equally high standard, with site-wide CCTV coverage, a monitored fire protection system and multiple lorry hook-up points.

Rarely does a private estate offer such a complete combination of competition, training, rehabilitation and welfare facilities. The result is an equestrian property of exceptional calibre, capable of supporting the highest levels of performance while providing outstanding day-to-day management and care.







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.



ACCOMMODATION

The principal residence is arranged over two floors and offers a beautifully balanced, open-plan layout designed to maximise light and space. Throughout the ground floor, wooden flooring and a neutral colour palette create a calm and contemporary feel, while extensive full-height glazing floods the entrance hall, drawing room, kitchen and dining room with natural light. The drawing room opens directly onto the south-facing gardens through bi-fold doors, and the dining room enjoys access via French doors, creating a seamless connection between the indoor and outdoor living spaces.

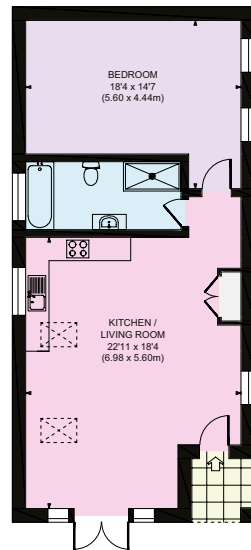
The kitchen is elegantly appointed with contemporary cabinetry, a central island and integrated Miele appliances, and is complemented by a family room and private office. Also on the ground floor is a generous double bedroom with en suite bathroom, ideally suited for guests.

On the first floor are four further well-appointed double bedrooms, all benefiting from en suite facilities. Two luxurious principal suites enjoy dedicated dressing rooms and private balconies, from which exceptional far-reaching views extend across the grounds and surrounding countryside.

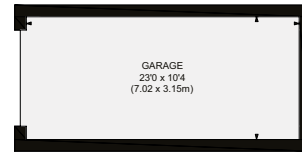
The property is further enhanced by beautifully landscaped gardens featuring sweeping lawns, mature trees and hedgerows, extensive terraces, and a swimming pool with a retractable roof. Ancillary accommodation includes a self-contained annexe comprising an open-plan kitchen and living area, a bedroom and a bathroom. In addition, the indoor arena complex incorporates office and meeting facilities, together with a kitchen and viewing galleries on both levels overlooking the arena.



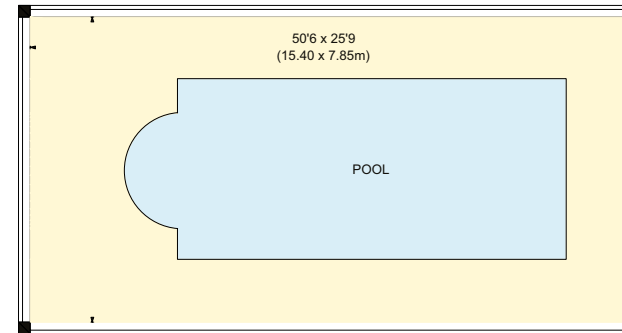




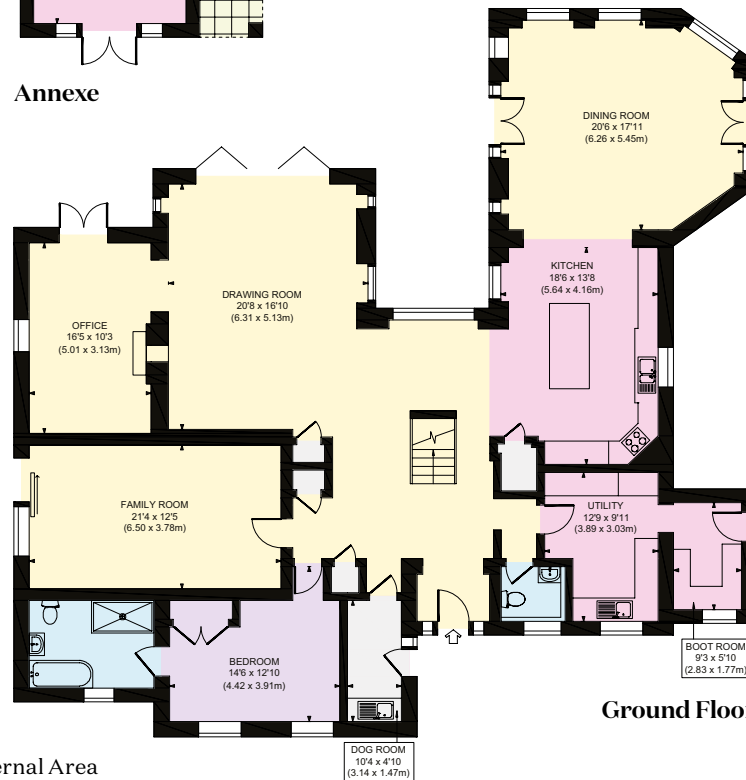
Annexe



Garage



Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 4,174 sq. ft / 388.00 sq. m
 Garage 238 sq. ft / 22.00 sq. m
 Outbuilding 1,466 sq. ft / 136.00 sq. m
 Annexe 733 sq. ft / 68.00 sq. m
 Total 6,611 sq. ft / 614.00 sq. m

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PROPERTY INFORMATION

Services: Mains Gas and Electricity. Matrix sewage system.

Local Authority: East Hampshire District Council

Council Tax: Band F

Tenure: Freehold

EPC: House = C, Annexe = D

Directions

Postcode: GU10 2QS

What3words: Head of driveway - ///gamer.respect.seashell

Equestrian centre: ///pins.kindest.perfectly

Main house: ///cheerful.poetic.novels

Viewings: By appointment with Knight Frank only.



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