



Cotton House  
Highfield Lane | Godalming | Thursley | Surrey | GU8 6QQ

# COTTON HOUSE



*A quiet lane leads gracefully to an expansive driveway and double garage, setting an immediate tone of arrival and exclusivity. Stepping from the car, you are welcomed by beautifully curated planting that frames the approach with colour and elegance.*







The front door opens into an impressive reception hall, where striking double-storey windows flood the space with natural light. A superb reception room features sliding French doors that open seamlessly onto the terrace and landscaped gardens, creating an effortless connection between indoor and outdoor living. A conveniently located cloakroom contributes to the well-designed ground floor layout.

The formal dining room provides an exceptional setting for entertaining with twin glass doors, delicately etched with a map of Thursley, reflect the craftsmanship and thoughtful detailing evident throughout the home.

At the heart of the property lies a spectacular 35-foot open-plan kitchen and family room – a contemporary yet inviting space designed for modern living. A suspended log burner forms a dramatic focal point, while the kitchen combines style with functionality through sleek cabinetry, a central island, high-spec integrated appliances. Additionally the ground floor benefits from generously proportioned utility room complemented by a useful back glass porch.



# SELLER INSIGHT

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“ We knew Cotton House was right the moment we stepped through the door. Even standing in the entrance for the first time, it simply felt like home. The house is wonderfully bright and airy, with a natural flow that immediately made sense. Every room is generously proportioned and, unlike many homes, every space here is genuinely lived in and enjoyed. The quality of light throughout the year has been one of the greatest pleasures of living here.

The kitchen and family room is the true heart of the house. It opens directly onto the south-facing terraces and garden, making indoor and outdoor living feel effortless. Our bedroom and en suite have always felt like a luxury hotel suite, especially with the far-reaching views – we often say we would rather stay at home than go away. Having dedicated workspaces has also transformed daily life. With offices inside the house as well as a separate gym and office building in the garden, working from home has felt calm, productive and perfectly balanced.

One of the most special aspects of Cotton House is its connection to the outdoors. Every room looks onto the garden, each framing a different view, so you're constantly aware of the changing seasons. From the bedroom, we watch the birds each morning – our own “bird TV.” Despite the generous glazing, the house remains comfortable year-round: cool in summer and naturally warmed by sunlight in winter.

The south-facing garden has been central to our life here. On sunny days it feels like a private retreat, with no overlooking neighbours and complete tranquillity. Multiple terraces mean there is always a perfect place to sit, while the dome allows evenings outdoors long after the sun has set. The addition of a gym, office building and boules pitch has only enhanced how much we use and enjoy the space.

Entertaining has always come easily. We hosted our engagement party in the garden with a marquee, live music and catering from the local pub, and regularly gather family and friends here. Our wedding was rooted in the village – married at the local church, whose spire we can see from the top floor, before celebrating at the pub across the fields.

Set within the Surrey Hills Area of Outstanding Natural Beauty, with direct access to Thursley Common, the location offers daily immersion in nature, yet Guildford, Farnham, Godalming and London remain within easy reach – a rare and treasured balance.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



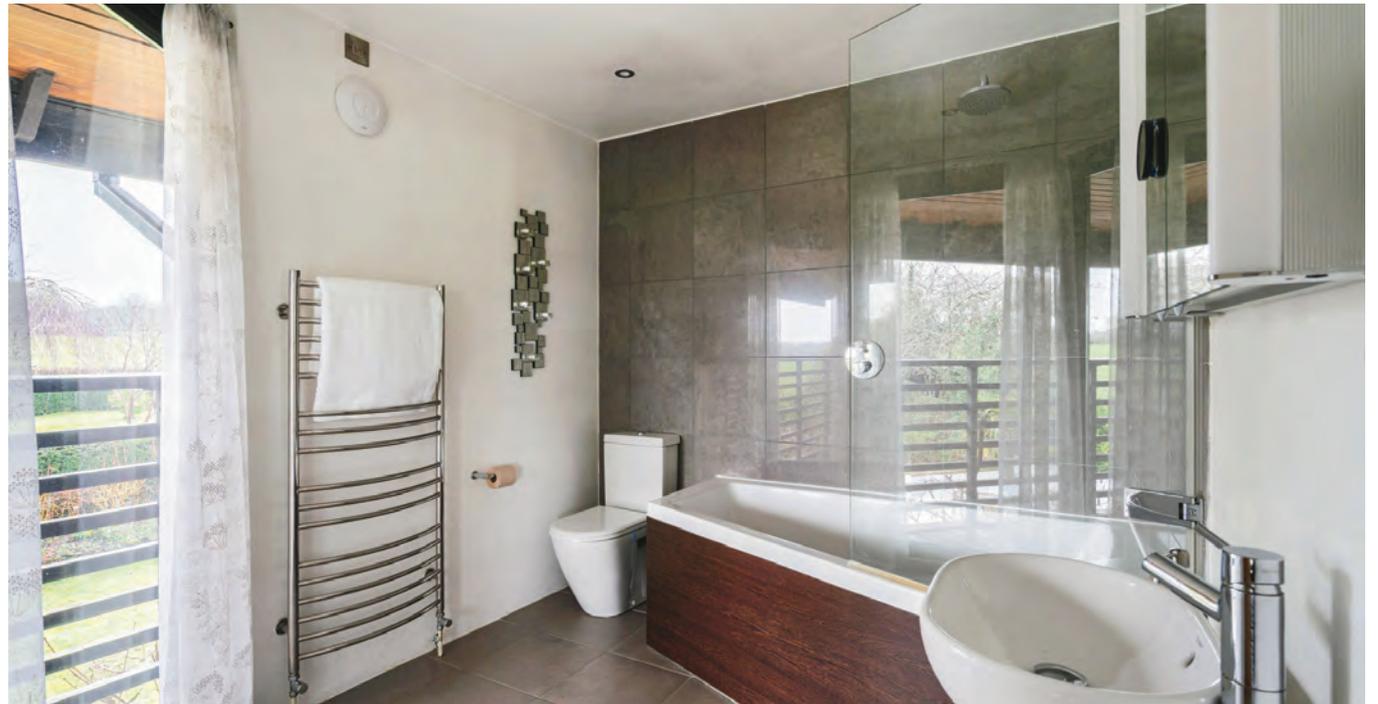






Upstairs, a galleried landing enhances the home's wonderful sense of volume and light. The principal suite is a luxurious retreat, complete with an elegant ensuite and sliding doors opening onto a private south-facing balcony – the perfect vantage point from which to enjoy tranquil countryside views. Two further bedrooms, a home office, a dressing room, a spacious aquatic-styled family bathroom and a Jack and Jill bathroom complete the first floor.

The second floor offers remarkable versatility, featuring an additional bedroom with far-reaching views and an impressive 32-foot room illuminated by skylights. Subject to the necessary planning permissions, a further room could be transformed into a bathroom, creating an outstanding floor-wide suite ideal for guests or an exceptional teenage retreat.













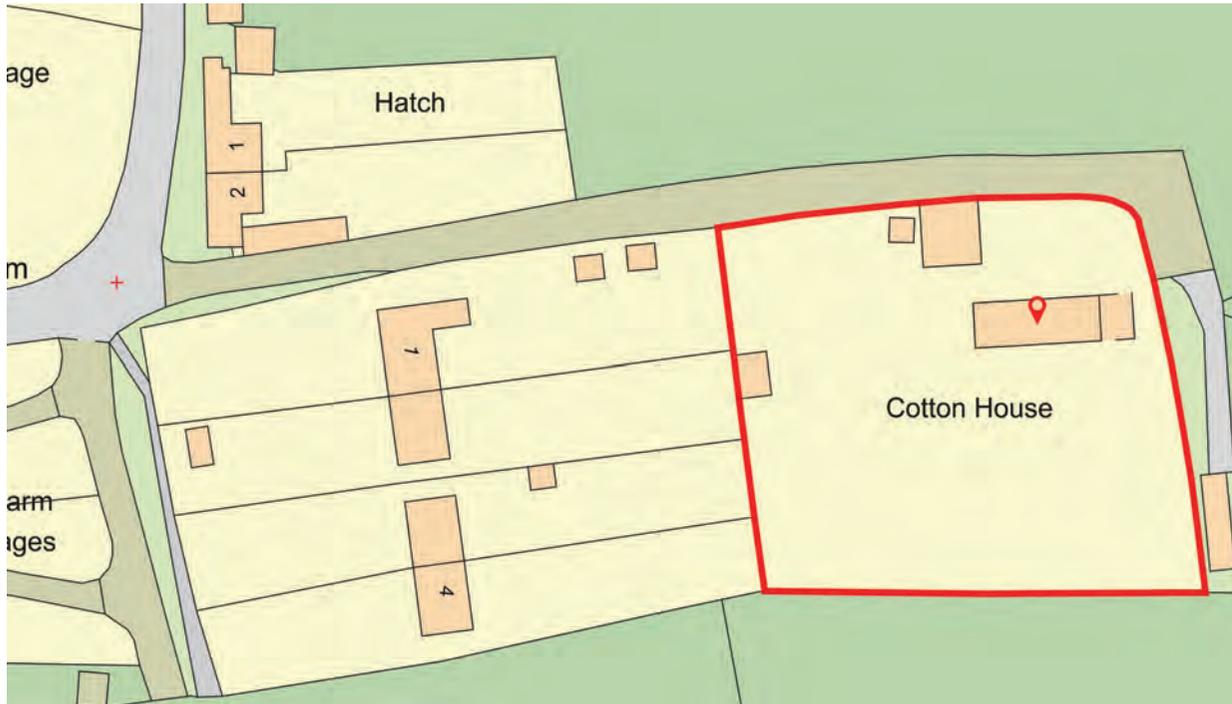
## Gardens and Outdoor Space

The mature rear garden has been beautifully landscaped to create a refined and tranquil outdoor setting, with sculpted topiary lending structure and year-round interest. Three cascading ponds provides a peaceful focal point, while a charming pavilion-style garden room – currently arranged as a private gym and office – offers excellent versatility. For leisure and entertaining, the garden also features its own aire de jeu, perfect for pétanque and relaxed afternoons with family and friends.

A double garage plus ample driveway parking means space for the whole family's vehicles.







### Location

Cotton House enjoys a sought-after position, surrounded by the unspoilt Surrey Hills countryside. Its private, semi-rural setting offers both seclusion and excellent connectivity to nearby market towns. Frensham Common and Great Pond provide superb walking and riding within this Area of Outstanding Natural Beauty. Thursley features a popular pub, village hall, cricket green and church, while Farnham offers extensive shopping, dining and leisure facilities. Named by The Times as one of the UK's top places to live in 2025, Farnham is known for its historic charm, excellent schools and transport links, with mainline trains to Waterloo in under 50 minutes and easy access to the A3 and M3. Nearby schools include Charterhouse School, Barrow Wells and the award winning South Farnham Primary School.

Tenure: Freehold | Council Tax Band: H | EPC Rated: D

Property Type - Detached Tenure - Freehold.  
Council Tax Band - H Local Authority - Waverley EPC - D

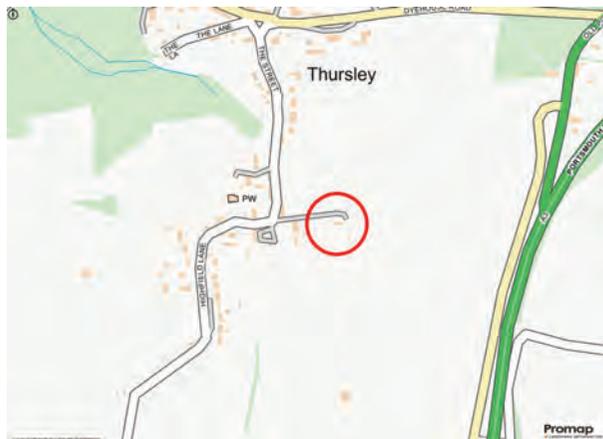
Property Construction - Standard (brick and tile). Electricity Supply - Mains.  
Water Supply - Mains.

Drainage and Sewerage - Mains. Heating - Oil  
Broadband - High Speed.

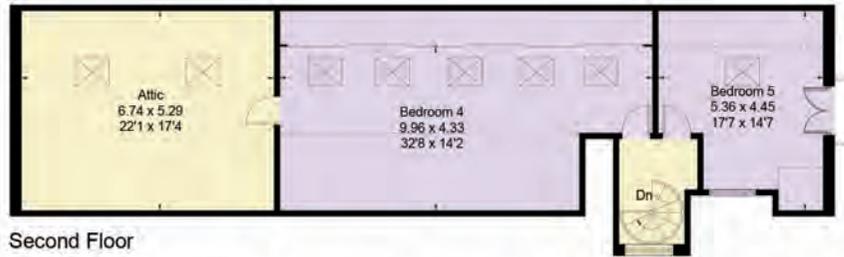
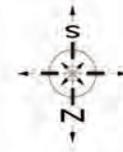
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage and driveway

Please contact Fine & Country



Approximate Floor Area = 385.4 sq m / 4150 sq ft  
 Garage = 40.5 sq m / 436 sq ft  
 Outbuilding = 15.6 sq m / 168 sq ft  
 Total = 441.5 sq m / 4754 sq ft



Second Floor



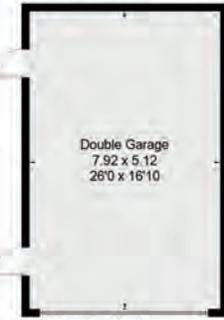
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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