



**HOLE COTTAGE**  
THURSLEY, SURREY



## IN A SPECIAL VALLEY SETTING.

### ACCOMMODATION

Sitting room | Dining room | Kitchen | Utility room | Bathroom

Principal bedroom with en suite 'wet room'

Two further bedrooms

Listed period barn | Refurbished storage barn | Further outbuildings

Gardens and paddock land

**In all about 11.54 acres**

# SITUATION

Hole Cottage is located in a wonderful country position, tucked away in a valley setting.

Thursley village centre is to the north with its picturesque houses, village owned public house, village hall and cricket club. One of its most famous residents was the renowned architect Edwin Lutyens and some of his earliest work can be found locally.

There is an outstanding selection of schools in the area, including Aldro, Tormead, Royal Grammar School, Charterhouse, Priors Field, Cranleigh School, King Edward's, Barrow Hills, and St Catherine's. Godalming has a good 6th form college.

Recreational opportunities include golf at several local clubs, including West Surrey, Hankley Common, Chiddingfold, Bramley and Liphook. There is shooting and fishing at several local venues, 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 entertainments 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 6.5 (London Waterloo from 55 mins), Godalming 7.5 miles (London Waterloo from 43 mins), Milford 6.4 miles (London Waterloo from 47 mins), Haslemere 7.9 miles (London Waterloo from 57 mins), Guildford 11.3 miles (London Waterloo from 36 mins), Central London 42 miles

**Roads:** A3 Milford 6.7 miles, M25 (Wisley Junction 10) 19.3 miles

**Airports:** London Heathrow 32 miles, London Gatwick 38 miles

(Distances and times approximate)





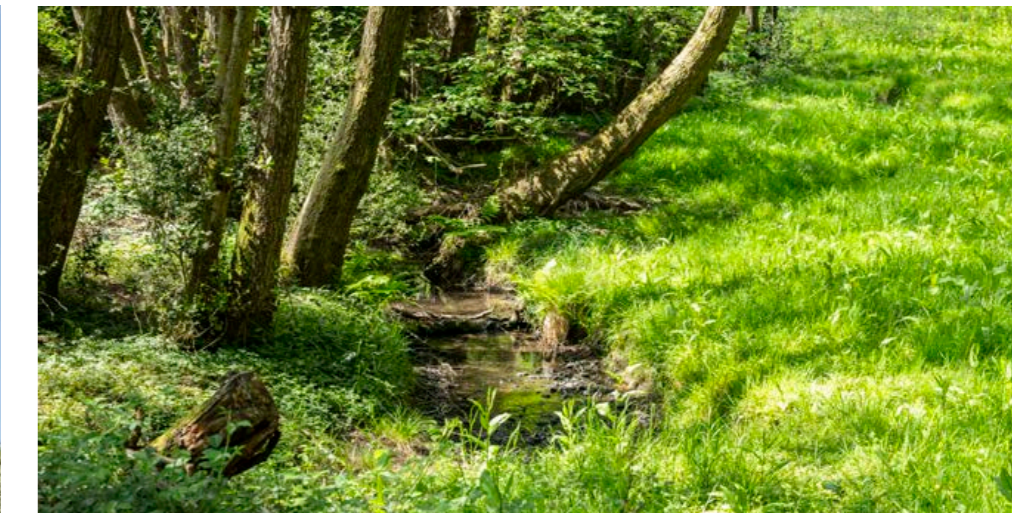
## HOLE COTTAGE

Hole Cottage is a picturesque grade II listed cottage that is believed to date back to the 16th century.

The cottage itself, is full of charm, retaining so many of its original features including extensive exposed ceiling and wall beams, open fireplaces and a unique 'oak block' staircase to the first floor.

The property is now in need of modernisation, offering a huge opportunity to an incoming buyer to create a dream country property, to their own tastes.





## OUTBUILDINGS

Adjacent to the house is the detached period barn which offers so many opportunities subject to obtaining the usual planning consents. This barn is also grade II listed.

There is also a former chicken shed that has now been refurbished. In addition is a garden store and a block-built barn.

## GARDEN AND GROUNDS

Hole Cottage is approached down its long driveway that then swings around down to the front of the barn and cottage. The gardens are principally laid to lawn interspersed with flower and shrub borders. Immediately to the rear of the cottage is a charming and private terrace area with a pergola and flower borders. Beyond this is a vegetable garden with 2 greenhouses.

Beyond the gardens on the south westerly side is part of the paddock land, that extends up the valley to the far boundary.

Running through the base of the valley, to the east of the cottage, is a stream, where on the other side, the land rises up to further paddock land beyond.



Approximate Gross Internal Area  
Main House = 1,358 sq ft / 126.19 sq m  
Barn = 1,352 sq ft / 125.65 sq m  
Total = 2,711 sq ft / 251.84 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, electricity, private drainage, LPG fired central heating.

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

**Right of Way:** There is a footpath that passes over the driveway down to the cottage, that runs in a north easterly/south westerly direction. At its most north easterly point, the footpath bisects into another footpath that runs in a southerly direction over the 'top' paddock land.

**Energy Performance Certificate:** Rating: Band F

**Council Tax Band:** F

**Tenure:** Freehold

**What3Words:** tickling.dramatic.vets

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**Directions (Postcode: GU8 6NN)**

From Guildford follow the A3 towards Portsmouth. After about 5 miles south of Guildford you pass the exit at the Milford Junction and the A283. After a further 3 miles take the slip road to Thursley and Bowlhead Green. At the top of the slip road turn off right and proceed over the A3. At the next T-junction turn left and after about 200 yards as the road bears round to the right, bear left into Old Portsmouth Road. After about 300 yards, turn right into Boundless Road. Follow this road for 0.4 miles and turn left into Bedford Lane. Pass under the A3 and then at the immediate T-junction, turn right into Bedford Lane. Follow this for 0.6 miles into the base of the valley. Opposite the entrance to Hole Farm turn sharp left back on yourself into the driveway leading down to Hole Cottage. This is signposted Hole Cottage.

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

Your partners in property

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