



THORCROFT  
THURSLEY, SURREY



## A SUPERB FAMILY HOME, NESTLED AWAY IN A PRIVATE SETTING

### ACCOMMODATION

Entrance hall | Drawing room | Dining room | Sitting room | Family room | Study  
Kitchen/Breakfast room with a spiral wine cellar | WC  
Basement incorporating storage and a utility room

Principal bedroom with en suite bathroom  
Four further bedrooms with four bathrooms

Barn style garage and carport

Main House: 5,124 sq ft / 476.1 sq m  
Outbuildings: 574 sq ft / 53.3 sq m  
Total : 5,698 sq ft / 529.4 sq m

**In all about 2.5 acres**

## SITUATION

Thorcroft is located just off the centre of the village of Thursley which has a cricket green and The Three Horseshoes public house.

Local shopping facilities are available in Milford with more comprehensive shopping available in Haslemere to the south and both Godalming and Guildford to the north.

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

Recreational opportunities include golf at several local clubs, including Milford, the West Surrey, Liphook, Hankley Common, Farnham, Hindhead and Hurtmore. 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.

### **Distances:**

Milford 3.3 miles, Milford station 4 miles (London Waterloo from 49 mins), Haslemere 7.3 miles, Haslemere Station 7.7 miles (London Waterloo from 50 mins), Guildford 10.3 miles, Guildford station 10 miles (London Waterloo from 36 mins), Godalming station - 7 miles (London Waterloo from 45 minutes).

Roads: A3 0.5 miles, M25 (Wisley Junction ) 18 miles.

Airports: London Heathrow 31.8 miles, Gatwick 42.8 miles.





## THORCROFT

Thorcroft is a superb family house which was built in 2006 and is positioned down a shared private driveway. It is conveniently located for both the main line stations and the road network so is ideal for the commuter.

Thorcroft sits in a private setting with the house having been designed with practical family living in mind. The substantial family kitchen/ breakfast room positioned at the back of the house has a lovely spiral wine cellar which can hold around 1,500 bottles, it also has a motorised glass top.

This kitchen/breakfast room has double doors which open straight onto the beautifully manicured gardens beyond.

The family room is perfectly positioned adjoining the kitchen/breakfast room, with the living room and study adjacent. The other side of the house has the most superb drawing/dining, room ideal for entertaining.

Towards the back of the room is a spiral staircase leading to a mezzanine level, which could be used as a study or storage area.

There are stairs that lead down to the basement area with the large utility room, plant room and storage space.

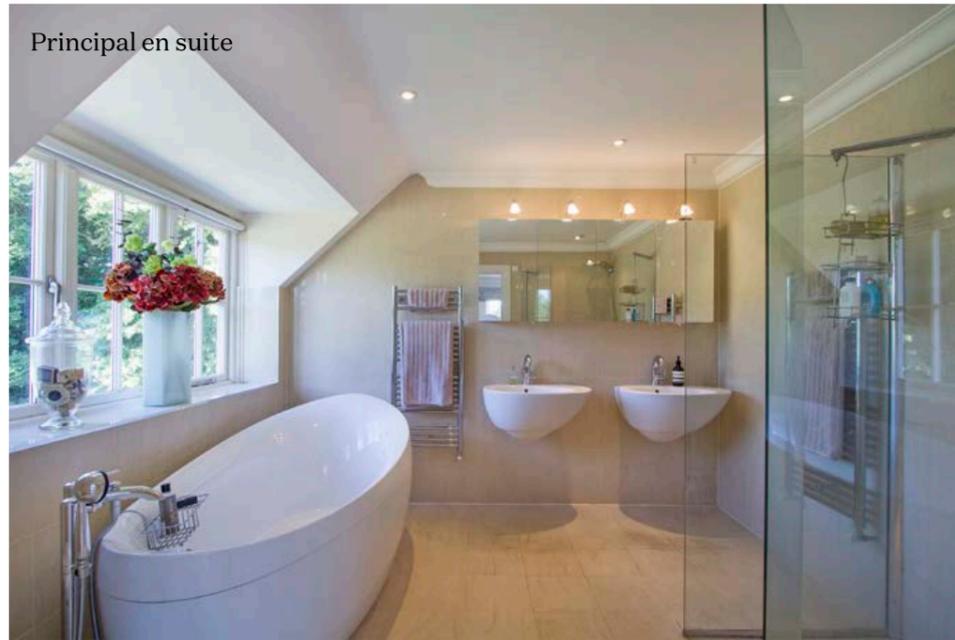
On the first floor, the principal bedroom has a lovely bay window with a beautiful outlook over the gardens and the wild meadow beyond. It is complete with an abundance of fitted cupboards and large en suite bath and shower room.

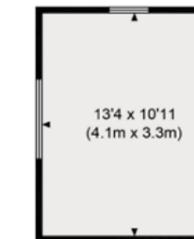
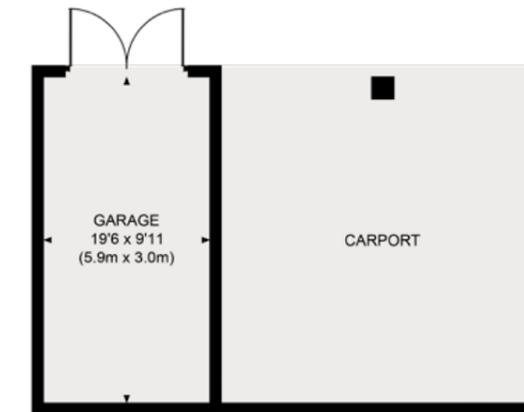
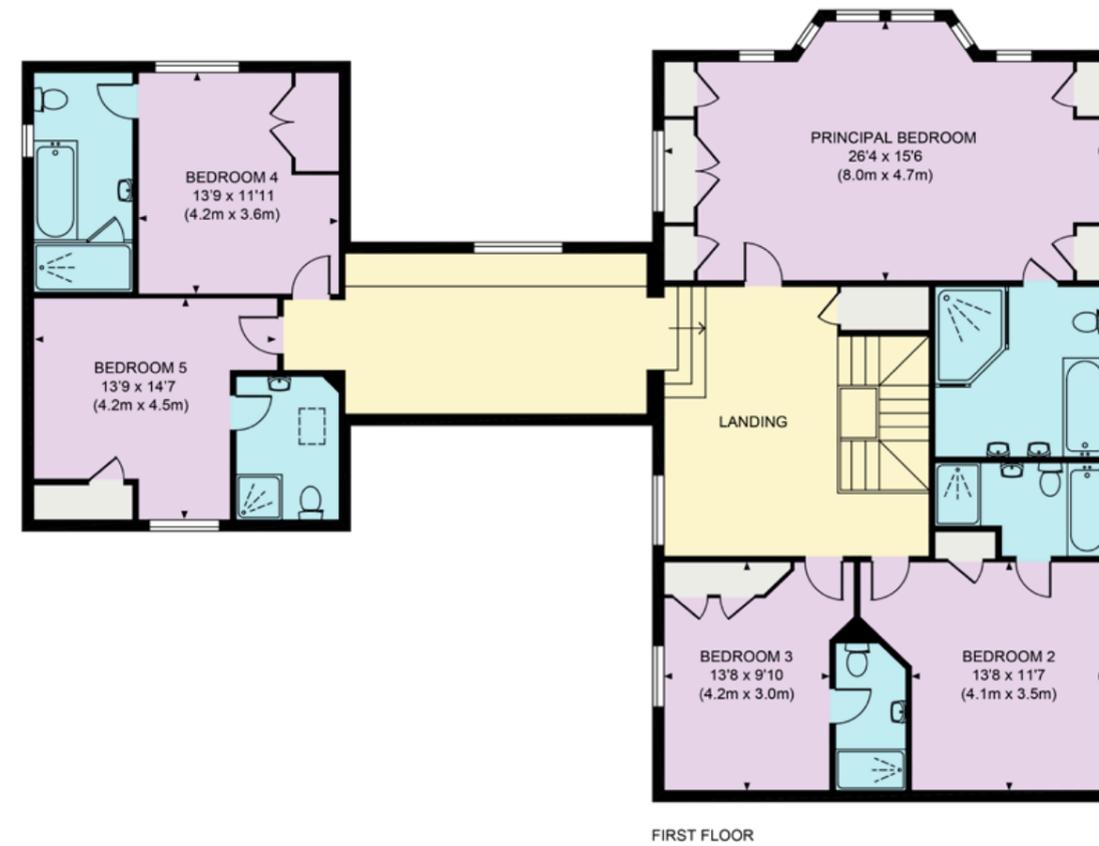
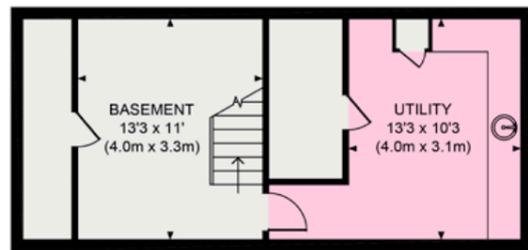
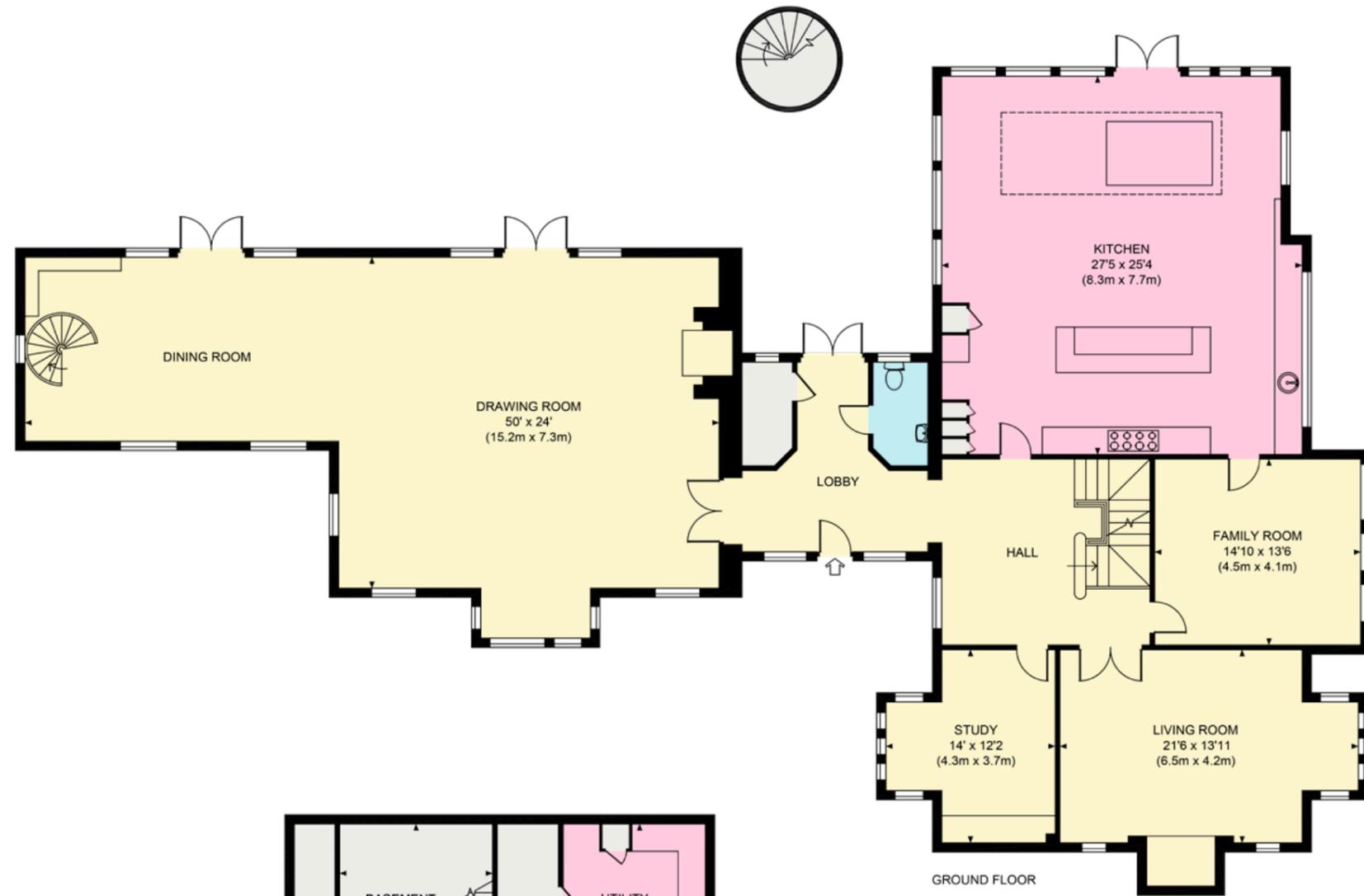
Also on this floor are four further bedrooms with four bathrooms.

Principal bedroom



Principal en suite





Approximate Gross Internal Area  
 Main House = 5124 sq ft / 476.1 sq m  
 Outbuildings = 574 sq ft / 53.3 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.



## OUTSIDE

Externally the house is accessed via a private lane with electric gates leading to Thorcroft. There is a large parking area complete with a barn style garage, double carport and an EV charger.

The formal gardens are beautifully manicured and maintained, with the wild meadow allowing for an abundance of wildlife. Towards the rear of the formal garden is a three tiered water feature.



## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity and drainage. Oil-fired central heating.

**Local Authority:** Waverley Borough Council.  
Tel: 01483 523333.

**EPC:** Band D

**Note:** Since the photos were taken in 2018, the substantial oak tree in the paddock suffered irreparable damage in a storm. Also, many of the rooms have been redecorated.

**Directions:** (GU8 6QD) From London or Guildford follow the A3 southbound towards Portsmouth. About five miles south of Guildford pass the exit for Milford and the A283. After three further miles, take the slip road to Thursley and Bowlhead Green. At the top of the slip road turn right and continue to the end of the road. Turn left and follow the road around the bend and towards Thursley village. The house will be found down a private driveway on the right hand side. If you pass the The Three Horseshoes pub on the left hand side you have gone too far. Thorcroft is the second and last house at the end of this driveway.

**What3Words:** scorched.liked.nods

**Viewing:** Strictly by appointment with Knight Frank

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