

UPPER HIGHFIELD COTTAGE







UPPER HIGHFIELD COTTAGE

HIGHFIELD LANE, THURSLEY, GODALMING, SURREY, GU8 6QJ

This exceptional four-bedroom family home with three generous reception rooms, a garage block with self-contained annexe, and excellent equestrian facilities. In all 15.9 acres

- Private driveway with ample parking
- Sitting room/dining room, family room
- Kitchen/breakfast room with breakfast bar, utility/boot room
 - Principal bedroom suite with en suite bathroom
 - Three double bedrooms, family bathroom
 - Two loft rooms
- Detached garage block with a self-contained annexe
 - Yard with a modern stable block of four boxes
- Tack room, grooms kitchen, hay barn, and covered farrier/vet station
 - 60m x 20m Menage
- Post and rail fenced paddocks and fields
 - In all 15.9 acres on sand

A3 Thursley junction 1 mile, Godalming 4.7 miles (London Waterloo 47 min),
Milford Station 4.3 miles (London Waterloo 50 min), Guildford 9 miles, Central London 38 miles



THE LOCATION

Upper Highfield Farmhouse is tucked away at the end of Highfield Lane, a mile from the village, surrounded by open countryside and superb hacking straight onto the Devils Punch Bowl. Thursley enjoys a thriving sense of community with its renowned village-owned The Three Horseshoes public house, cricket club and church. Of specific mention is the surrounding common, a National Reserve which offers many miles of wonderful sandy tracks for walking and riding.

The country town of Godalming is easily reached and provides an excellent range of shops, supermarkets, and restaurants. For more comprehensive shopping the county town of Guildford provides superb shopping and recreational facilities including the Yvonne Arnaud Theatre, the Surrey Sports Park and Spectrum Leisure Centre.

Communications are excellent with fast trains to London from Godalming and Milford, whilst the A3 provides fast access to London, the national motorway network and Gatwick and Heathrow Airports.

There are many highly regarded local schools in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, Aldro, St Hilary's and Godalming Sixth Form College.





THE PROPERTY

Upper Highfield Cottage sits in an elevated position behind a mature high hedgerow and is accessed via a private gravelled driveway with ample parking.

With attractive half-tile hung upper elevations above a red brick and stone façade, this property exudes a feeling of a contemporary country home.

A broad reception hall leads through to the generous sitting/dining room that extends across the full width of the rear of the house. This superb space enjoys two sets of double doors out to the garden, and a delightful fireplace with wood burning stove.

The sitting room has been opened at one end to create an open plan feel, connecting with the kitchen/breakfast room.

A modern shaker-style kitchen radiates country charm, with ample storage solutions, and a three oven range-style electric cooker. A breakfast bar separates the room with a generous space for a dining table.

Also leading from the reception hallway is a substantial family room, with lovely views across the front gardens and double doors out to the garden terraces.

The first-floor accommodation is equally impressive. The principal bedroom suite has a range of fitted wardrobes, a full en-suite bathroom and superb views over the garden and paddocks beyond. There are three further bedrooms and a family bathroom on this floor, and a partially converted loft space has been added to create two further occasional rooms.







GARDENS AND GROUNDS

Upper Highfield Cottage enjoys a private and mature garden of circa 0.45 acres, with an expansive patio area, and a level lawn garden with mature beds and borders. At the end of the garden is a timber-built garden shed, and access to the fields and paddocks beyond.

EQUINE FACILITIES

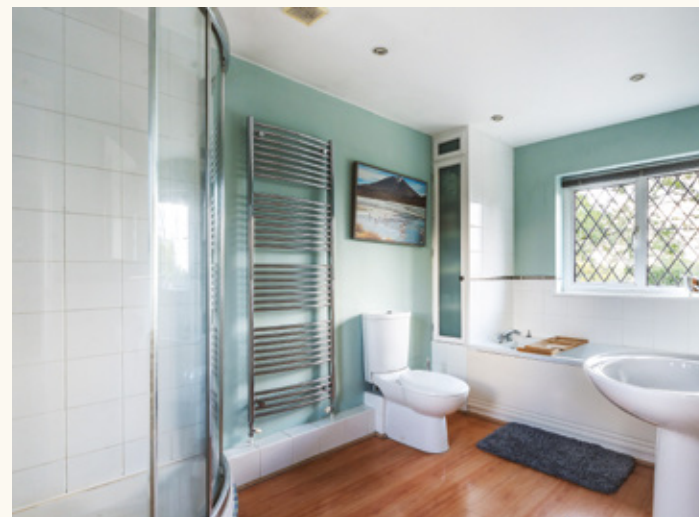
The yard can be accessed on foot from the rear garden of the cottage, or alternatively approached via the side lane, which runs parallel to the gardens. A good-sized parking area has plenty of space for horse boxes and trailers. The yard itself is enclosed by post and rail fencing and provides four good-sized boxes, a tack room, and a groom's kitchen. Further along is a hay barn and large covered area for your farrier/vet, or if preferred it could be used as a machinery store.

The first 9 acres of fields have been divided into several paddocks with water stations and post and rail fencing. In the centre of this field is a 60m x 20m menage, which is made up of sand and rubber covering. Towards the end of this main field a 5-bar gate leads down a gentle slope into a further 10.8 acres of paddocks which hold a valley setting and are simply stunning

The drainage is excellent being predominantly sand and loam.

For those looking for good local hacking, there are numerous routes you can take from Upper Highfield Cottage that take you around the Surrey Hills, Thursley and Hankley common, and to the Devils Punch Bowl.

In all 15.9 acres.







INFORMATION

SERVICES

Private drainage, LPG provided central heating, broadband

FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Waverley Borough Council
Tel: 01483 523 333



Approximate Gross Internal Area
 Main House: 2269 sq ft / 210.80 sq m
 Garage: 756 sq ft / 70.25 sq m
 Outbuildings / Stables: 1152 sq ft / 107.06 sq m
 Total: 4177 sq ft / 388.11 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.

