

# OAKENHURST

PITCH PLACE | THURSLEY | SURREY







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A private country house in a lakeside setting surrounded by exceptional parkland

Milford 5.5 miles (London Waterloo from 50 minutes); Godalming 7 miles; Farnham 7 miles; Haslemere 7 miles; Guildford 11 miles; Central London 40 miles.

Reception hall | Drawing room | Study | Dining/Sitting room | Kitchen/Breakfast room | Utility room | Larder

Two downstairs cloakrooms | Cellar

Master bedroom suite with dressing room and bathroom | Guest bedroom suite | Three further bedrooms | Family bathroom | Ladder to second floor store/room

Studio annexe | Triple garage | Indoor swimming pool with sauna, WC and changing room | Tennis court

Two stables and tack room

**About 23 acres**



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## OAKENHURST

Oakenhurst is a fine country house which offers lateral accommodation and excellent entertaining space amidst an incredibly private and peaceful setting. It is rare to find a country house which sits as centrally within its own land. The house is undoubtedly designed to maximise the views over the lake. All of the principal reception rooms link to the terrace that wraps around the rear of the house via double French windows. Whilst the current owners have sympathetically modernised Oakenhurst during their ownership, charming period features remain, including open fireplaces in the drawing and sitting rooms.

The open plan kitchen/breakfast room is arguably the focal room of this house, flooded with light from the skylight and French Windows and beautifully equipped. It includes an American style fridge-freezer, wine chiller and built-in Miele microwave and coffee machine. There is ample utility space which makes a great dog and boot room, plus a walk-in larder.











Upstairs, the generous master bedroom suite has an exceptionally well proportioned bathroom and dressing area, in addition to the wonderful lakeside views. This is complemented by four further bedrooms (one en suite), a family bathroom and ample storage in the loft.

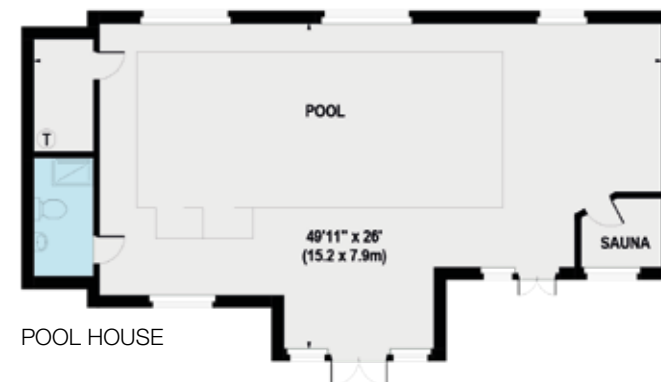
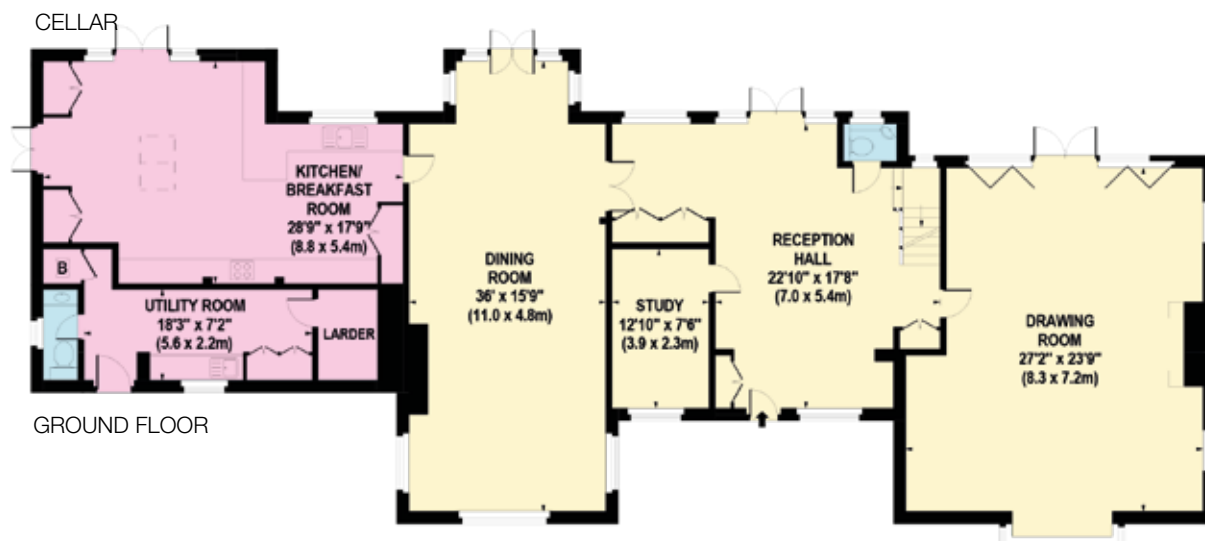
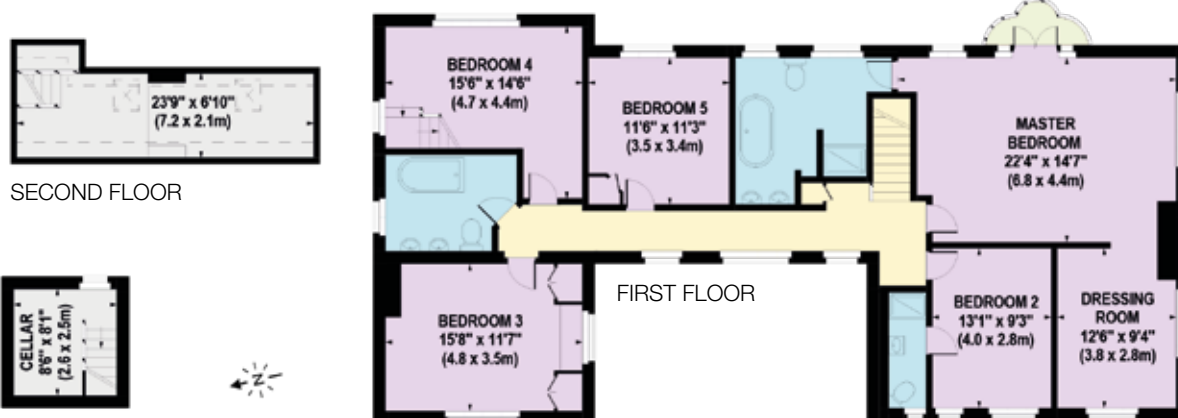
The studio annexe is entirely separate from the main house and is well positioned to also benefit from the views over the surrounding land and lake. This is fully plumbed and has previously been used as ancillary accommodation, a play room and an office.

The property benefits from air conditioning throughout the reception rooms, kitchen, the majority of the bedrooms and the annexe.



# OAKENHURST

Approximate Gross Internal Area:  
Main House: 389 sq.m. / 4186 sq.ft.  
Outbuildings: 219 sq.m. / 2357 sq.ft.  
Total: 608 sq.m. / 6543 sq.ft.







## GARDENS AND GROUNDS

Oakenhurst sits remarkably well within its own grounds, set back from the road and offers fine views over the surrounding land and lake. The property is approached via electric gates and a long tree-lined driveway that sweeps through the paddocks and fields. A boardwalk allows you to walk the circumference of the lake, partially through woodland and taking in the views back to the house. Extensive decking leading off the rear terrace creates an unrivalled entertaining or relaxation area on the edge of the lake.



The land is largely in a parkland setting with some of the land adjacent to the stables currently used as horse paddocks. These are post and rail fenced and there is plenty of scope to extend the equestrian side of the property.

An indoor swimming pool complex with sauna, changing facilities and WC is just a short distance from the house but tucked away behind mature trees. There is also an all-weather tennis court and a triple garage.

In all the gardens and grounds extend to about 23 acres.

## SITUATION

Oakenhurst is located off a country lane on the fringe of the charming Surrey village of Thursley. With its local inn, village hall and cricket club, Thursley has a real sense of community. Sir Edwin Lutyens, the famous architect, grew up in Thursley where some of his earliest work is to be found. The village is also noted for its common, which is a national Nature Reserve and Site of Specific Scientific Interest.

The bustling country town of Godalming is about 7 miles away with excellent shopping and a main line station to London Waterloo (approximately 47 minutes). Alternatively, Milford station is within 5.5 miles and offers a fast service to London Waterloo from 50 minutes. The cathedral town of Guildford with its renowned theatre is about 11 miles to the north and provides more extensive shopping and leisure facilities. There are excellent schools in the vicinity, both in the private and public sector, catering for all age groups. Road communications are easily accessible, with the A3 just over a mile away, which connects with the M25 at Wisley, providing a fast route to London, Gatwick and Heathrow Airports.

Recreational facilities abound with sailing and fishing at Frensham Ponds and there is access to miles of beautiful riding and walking country, including Thursley Common, Hankley Common, Witley Common and the Devil's Punchbowl. There are golf courses at Hankley Common and Hindhead and polo at Cowdray Park.







## GENERAL REMARKS

**Services:** Mains water and electricity. Private Gas supply. Private drainage system. Gas fired central heating.

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

**Council Tax Band:** H.

**Fixtures and Fittings:** All fixtures and fittings are specifically excluded although some items may be available by separate negotiation.

**Rights of Way:** The sale is subject to all easements, quasi easements and public and private rights of way.

**Postcode:** GU8 6QW

**EPC rating:** E

## DIRECTIONS (GU8 6QW)

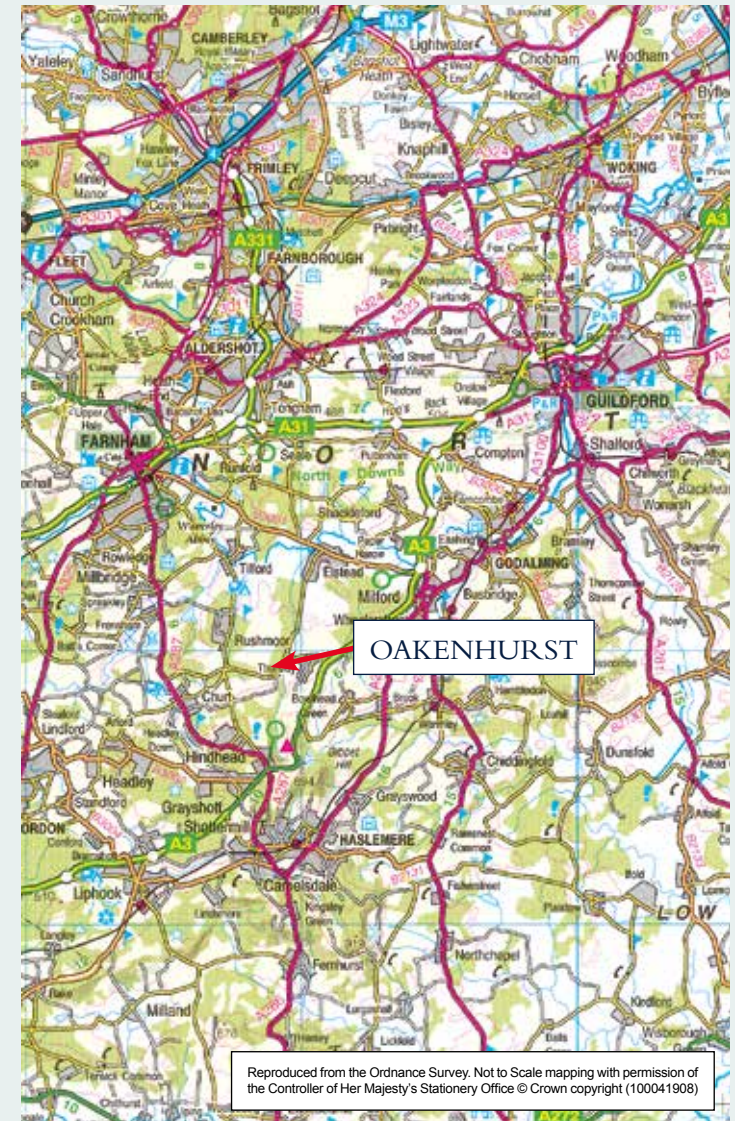
From London take the A3 southbound passing Guildford and Milford, exiting at the Thursley junction.

At the top of the slip road turn right and then left into Dye House Road after having crossed the A3.

After about a mile, turn left at the T-junction onto Thursley Road. After approximately half a mile, the entrance to Oakenhurst will be found on the right hand side.

## VIEWING

Strictly by confirmed appointment with Savills and Knight Frank.



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