



Exceptionally versatile home in extensive grounds

Springs, Pitch Place, Thursley, Surrey, GU8 6QW

Freehold



3 Reception rooms • Open plan family kitchen& living area • 4-5 Bedrooms (1 ensuite) • Integral 2 bedroom annexe • Detached annexe • Further outbuildings • Driveway, garden, swimming lake & woodland

Local information

Springs is located on the edge of the charming and highly sought-after Surrey village of Thursley, which lies within an Area of Outstanding Natural Beauty. The centre of Thursley village is the epitome of traditional English country life and has a real sense of community with a village hall, playing fields with active cricket club, The Three Horseshoes pub and 11th Century church.

Farnham is just three miles away, offers a comprehensive selection of amenities, shops and restaurants with a number of restaurants on the picturesque Castle Street and Lion and Lamb Yard. There is a Waitrose and Sainsbury's within the town with a larger Sainsbury's hypermarket on the edge of town. Also close by is the bustling country town of Godalming and even further extensive shopping, entertainment and leisure facilities can be found in Guildford.

Communications from Springs are excellent with the 'Milford Junction' of the A3 providing access to the national motorway, London and the South Coast and Heathrow, Gatwick and Southampton airports and the coast. Farnham mainline station provides services to London Waterloo (from 49 minutes). In Thursley there is a nursery and primary school and in the nearby village of Tilford is the highly regarded Waverley Abbey junior school. There is a further choice of well-regarded schools in the area including Frensham Heights, Edgeborough, More House, St. Edmund's, Amesbury, The Royal

School, Aldro, Priors Field and Charterhouse.

Recreational facilities include sailing and fishing at Frensham Ponds, golf at renowned clubs including, Hankley Common, Hindhead, Farnham and tennis and gym facilities at the David Lloyd in Farnham. Springs has a fantastic position with direct access on to Hankley Common with Thursley and Frensham Common also close by. Other beauty spots in the area include Bourne Woods, Alice Holt Forest and the Devils Punch Bowl. All provide wonderful opportunities for walking, riding and cycling.

About this property

Springs sitting back from the road, centrally in its plot with garden and grounds all around. This is a fantastically versatile home that has been created by the present owners. Throughout, the property offers bright and contemporarily styled accommodation including the main house and integral and a detached annexe, party barn grounds including a lake. The attractive open entrance porch and wide front door lead into a entrance hall which is a very welcoming space, with a large wood burning stove and window allowing a view through the property and out to the gardens beyond. There is a formal sitting room with an open fireplace. Thanks to cleverly placed internal windows this room is naturally bright and also has view to the rear garden. A further room provides either a study or ground floor bedroom





which can be served via the guest WC which has as walk in shower. A fantastic feature of the ground floor is the substantial open plan kitchen, dining and living/playroom space. This entire space is bordered by wide sliding glass doors looking over the garden towards the woodland beyond. Throughout there is a large format tile floor with under floor heating, pared with a contemporarily style kitchen with quartz and oak work tops. The cabinetry of the kitchen offers plenty of storage and there are built in appliances. On ward from the kitchen there is a boot room and also a utility room. Adjoining the kitchen there is a TV den. A galleried landing leads to a principal bedroom suite, which has a Juliette balcony taking in a view of the front gardens. There is a walk-through dressing area with fitted wardrobes and an en suite bathroom with double sinks and a separate bath and shower. There are a further three bedrooms served by a bathroom and a separate WC. Within the walls of the main house there is an annexe which can be accessed independently. This annexe comprises an open plan living space and kitchen on the ground floor and on the first floor there are two bedrooms a shower room and good eaves storage. There is potential to re incorporate the annexe ground floor and first floor rooms back into the main house. Within the grounds there is a detached barn which has been converted to provide a further annexe with a kitchenette, shower room and sleeping area. There is also a detached barn with potential for a kitchenette to be added with shower room and bedrooms which currently offers further entertaining space with a

veranda enjoying a view of the swimming pond. Springs is approached via gated, gravel carriage driveway, providing a large area for parking. Immediately to the rear there is a terraced raised outdoor dining area with a view of a generous area of lawn and woodland beyond. Within the garden area there is an outdoor dining are/loggia. The swimming lake is spring fed all year round, at the deepest point is three metres deep and is stocked with native fish and enjoys visitors in the form of king fishers and herons. Further on in the grounds there is a vegetable garden. Within a more woodland area, there is a series of building providing workshops and stores. There is also a detached garden studio/office. The woodland area of the grounds offers a wonderful natural back drop for the house as well direct access on to Hankley Common.

Services; Mains water, electric. Private drainage septic tank. Air source heat pump for all the heating and hot water for main house and integral annexe. The detached barn annexe runs of its own boiler run via propane gas.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





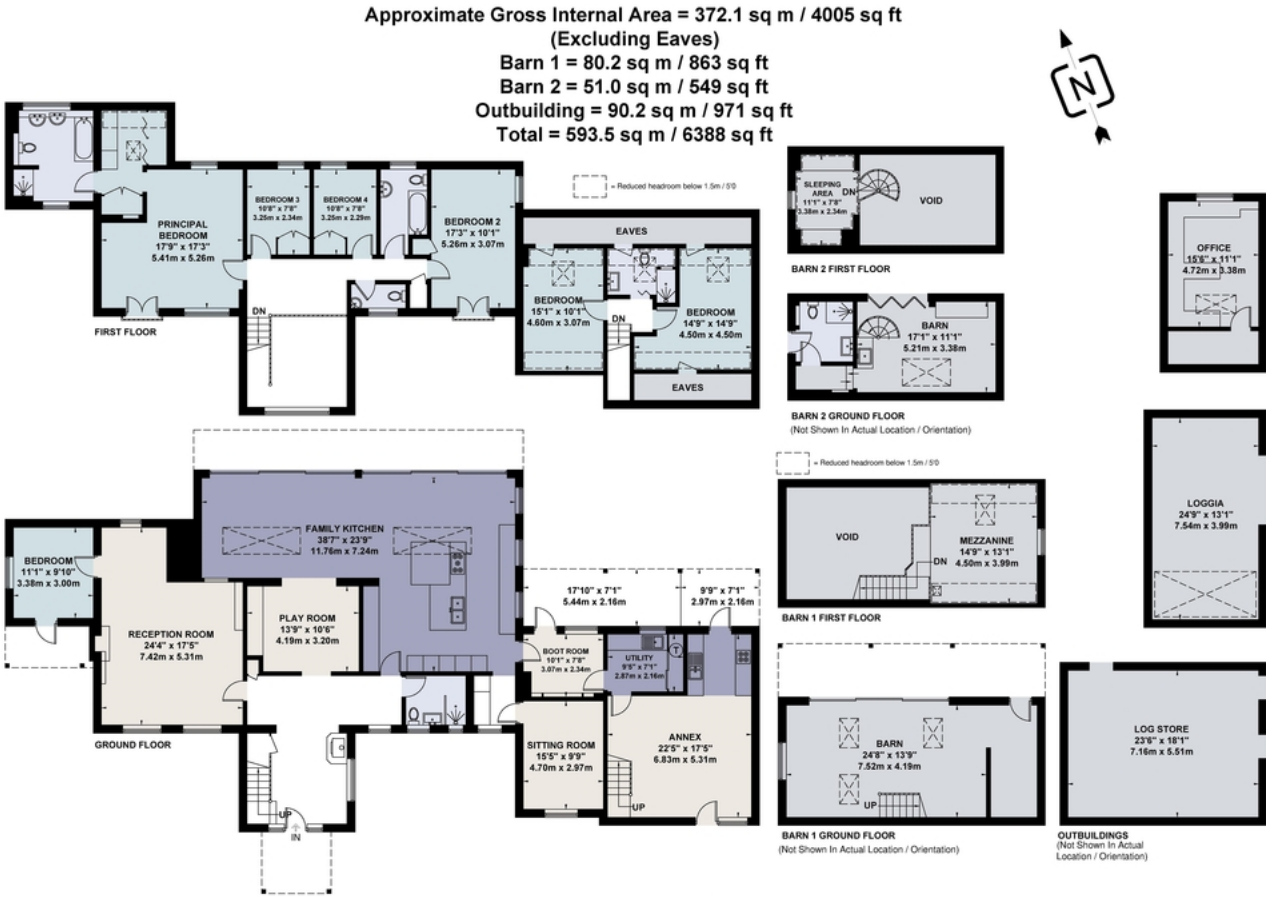




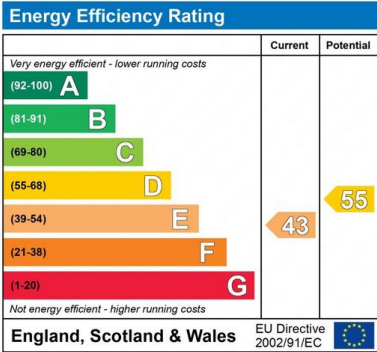


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