



Exceptional house with pool and magnificent views

Longridge House, Batts Corner, Dockenfield, Farnham, Surrey, GU10 4EX

Guide Price £2,750,000 Freehold





4 Receptions rooms • Orangery • Family kitchen •
Bootroom & utility room • 5 Bedrooms (2 en suite) •
Indoor swimming pool & gym • Detached stone barn •
South facing garden with terrace

Local information

Longridge House sits proudly in its plot in the delightful Surrey village of Docketfield, no more than five miles south of Farnham offering a church, the popular Bluebell pub and many well supported community events and clubs including the annual Docketfield village fete.

Frensham village is close at hand offering a collection of local amenities facilities including a highly regarded pub, The Holly Bush, the Village Community Shop and Post Office. The Recreation Ground has a cricket club, bowls club and tennis club and on the Reeds Road is Squires Garden Centre and Farm Shop which sells locally grown produce.

The Georgian market town of Farnham offers a comprehensive selection of amenities, a Waitrose and Sainsbury's, a selection of branded and independent shops and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre offers theatre, film and crafts fairs.

Opening soon is the new Brightwells Yard complex bringing a new shopping centre with a six screen cinema, M&S Food, restaurants, town square and public gardens.

More extensive shopping and entertainment can be found in Guildford, roughly 15 miles

distant.

Farnham's main line station provides a good service to London Waterloo in just under an hour. The M3, A3 and M25 are all within easy reach providing swift access to the national motorway network, London (about 47 miles) and Heathrow, Gatwick and Southampton airports.

There are excellent local schools including St. Mary's C of E Infant School, Rowledge Primary School, Edgeborough, Frensham Heights and More House in Frensham and Lord Wandsworth in Long Sutton.

Golf is also available nearby at clubs including, Hindhead, Liphook, Hankley Common and Blacknest.

Docketfield is surrounded by most attractive open countryside which includes Frensham Common, a heathland of over 922 acres, which is designated a Site of Special Scientific Interest and is home to Frensham Great Pond and Frensham Little Pond.

For outdoor enthusiasts, this part of Surrey offers excellent walking, cycling and riding opportunities through the many miles of bridleways and footpaths. Alice Holt Forest is across the road and Hankley Common is also nearby.

About this property

Longridge House is an exceptional home, offering substantial and light filled living accommodation, including an



indoor swimming pool and a versatile ancillary stone barn in a sought-after rural setting with a south facing view.

The attractive open entrance porch welcomes you into a central hallway leading all the way through the house to double doors opening to the south facing garden.

There is a vast drawing room with wide picture windows and a wood burning stove. The dining room features a box bay window and a fireplace and both rooms enjoy fabulous southward views of the garden.

Accessed from the dining room is the family kitchen which is comprehensively fitted with solid wood cabinetry and granite works tops. The kitchen features a gas AGA and built-in Miele appliances with a central area large enough for informal everyday dining.

Double doors from the kitchen open into a fabulous orangery with bifold doors opening to the terrace. A study/playroom is off the kitchen to the front.

Onward from the family kitchen is a boot room with a secondary entrance/exit to the front and leading into a utility room, where there is a door leading to the indoor pool area.

To the first floor are five bedrooms two of which are en suite and with four enjoying a lovely southerly view out towards the expansive gardens and views beyond. There is a family bathroom and additional shower room.

Leisure facilities at the house include a gym and an excellent indoor 10 metre swimming pool, where there is access to the garden also.

Outside the property is approached off the country lane via a picturesque five-bar gate and driveway. There is ample parking to the front and a mature hedge at the boundary affording good privacy.

There is a detached stone barn which is a generous and versatile space with a first floor. Subject to the necessary planning consents it could provide secondary accommodation or a home office.

The gardens are a fabulous feature, measuring about 1.34 acres. An area of terrace extends from the orangery, which is ideal for al fresco dining, entertaining and relaxing.

The gardens feature substantial lawns and distant views to the south. There are numerous mature trees and shrubs throughout this lovely garden with a treehouse and tall mature hedges at the boundaries offering excellent privacy and seclusion.

Services; Mains water and electricity and gas. Gas fired central heating. There are also solar panels which feed into the property's electricity and provide a feed in tariff income.

Tenure

Freehold

Local Authority

Waverley Borough Council

Council Tax

Band = H





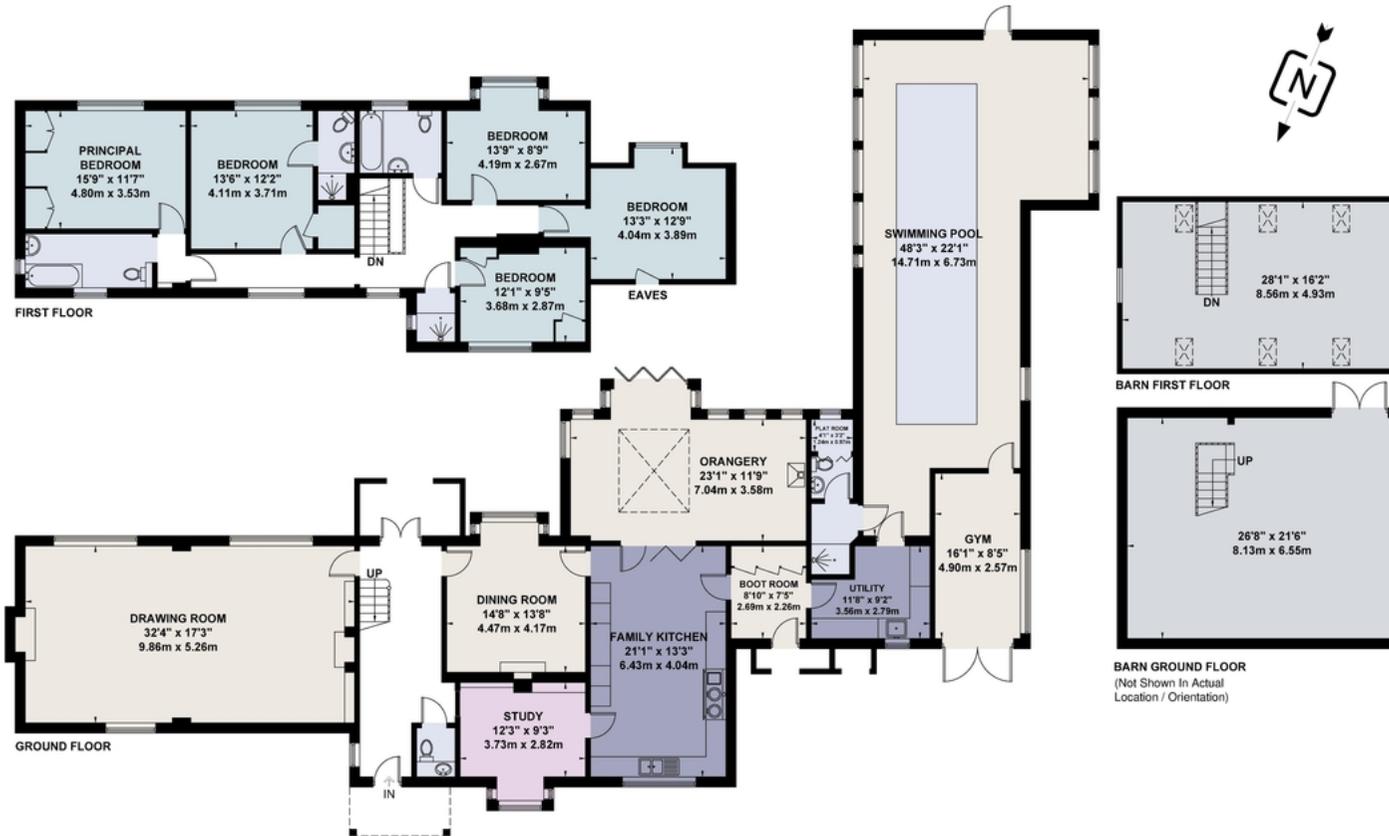
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Gross internal area (approx) 4104 sq ft / 381.3 sq m

Outbuildings 1025 sq ft / 95.2 sq m

Total 5129 sq ft / 476.5 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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