



Impressive house with versatile accommodation

Thornywood Crooksbury Road, Farnham, GU10 1QD

Freehold





Vaulted reception hall • Sitting room • Study • Family kitchen • Utility room • Garden room • Dining room • Cinema room • Cloackroom • Boot room • Five bedrooms (four en suite) • Family bathroom • Dressing

Location

Thornywood is conveniently situated in the sought after Green Belt at the edge of Moor Park and Area of Outstanding Natural Beauty on Farnham's eastern fringe. The property enjoys easy access to many bridleways and footpaths including the North Downs Way. The neighbouring Sands village has a public house and a golf course.

The Georgian market town of Farnham offers a wide range of high street and independent shopping, an excellent choice of pubs, bars and restaurants and recreational facilities including leisure centre. The nearby county town of Guildford is highly regarded and offers a further variety. This is an excellent location for a commuter with the nearby A31, A331, M3 and the A3 all providing good access to the national motorway network as well as both Heathrow and Gatwick airports. There are mainline stations at Farnham providing trains to London Waterloo (from 53 minutes). There is a choice of schools in the area including Barfield Pre-school, Waverley Abbey Junior School, South Farnham School, The Ridgeway School, Edeborough, and Frensham

There is a choice of golf courses in the area including Hankley, Hindhead and Farnham. Tennis is available at The Bourne & at David Lloyd tennis centre. This part of Surrey offers excellent walking, cycling and riding opportunities in the nearby countryside including Frensham Common, Great and Little Pond both owned by The National Trust as well as Alice Holt Forest and Bourne Woods and Hankley Common.

Property Description

The entrance to Thornywood brings you into a central vaulted reception hall. There is a front facing study and similarly double aspect generous sitting room with feature stone fireplace with gas fire and a set of French and bi-fold doors providing access to the rear gardens. From the central hall a set of double doors lead into a family kitchen. The kitchen is fitted with contemporarily styled cabinetry, granite worktops, integrated appliances and is open plan to a vaulted conservatory which provides for a family every day dining and living with access to and views across the garden. There is also access into a utility room.



Continuing through the garden room there is a formal dining room with bay and French doors leading to the garden. Via a set of double doors there is a cinema room, with sound system and gas fireplace and a pair of double doors providing access out to the rear garden. A second set of doors from the dining room leads into a second reception hall and second set of stairs that lead to the first floor. Further on, there is an adjoining cloakroom and a gym/boot room, where there is access into the garage and out to the front driveway. A bedroom with en suite bathroom completes the ground floor accommodation. Upstairs via a galleried landing, there is a double bedroom with en suite bathroom and separate shower, a double bedroom, dressing room and bathroom. From the landing, a link room provides access into a secondary first floor hall and the master bedroom with dressing room and en suite bathroom comprising bath, double sinks and walk in shower. There is also a guest bedroom with en suite shower room and balcony which has elevated garden views.

Outside

Thornywood is approached via electrically controlled gates that lead to a sweeping gravel driveway providing parking and access to an integral double garage. The gardens surround the property on the south and east side and are attractively landscaped and is very private, surrounded by mature borders, shrubs and trees. The rear garden is mainly laid to lawn, has an area of terrace, a shed, greenhouse and gazebo which provides for outdoor entertaining.

Services

Mains water, electricity and gas. Gas fired central heating. Private drainage. Solar panels top up heating the hot water.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



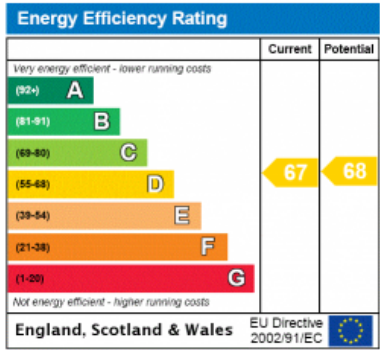


Approximate Area = 404.3 sq m / 4352 sq ft (Excluding Void / Gallery)
Garage = 34.1 sq m / 367 sq ft
Total = 438.4 sq m / 4719 sq ft
Including Limited Use Area (15.9 sq m / 171 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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