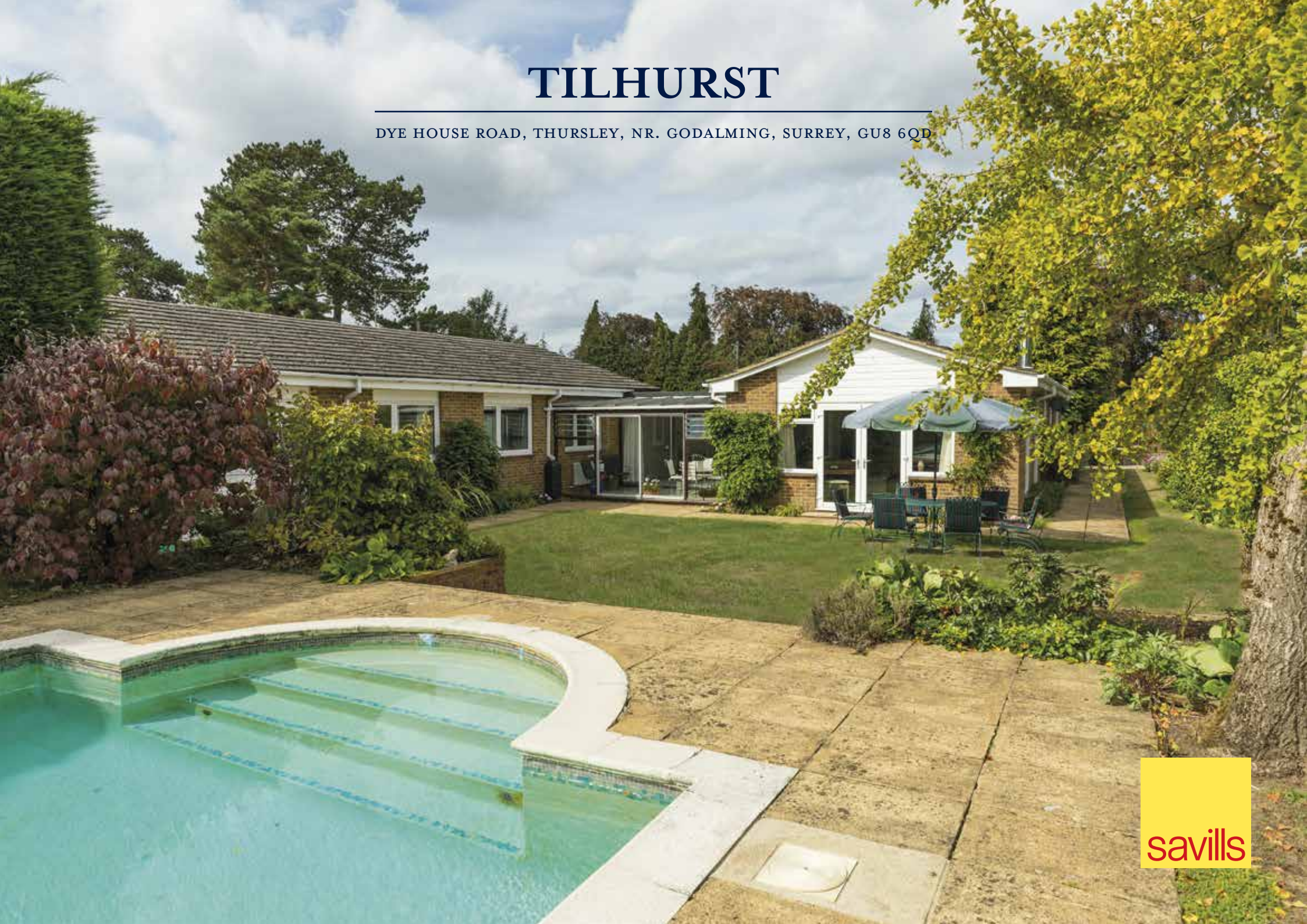


TILHURST

DYE HOUSE ROAD, THURSLEY, NR. GODALMING, SURREY, GU8 6QD



savills

EXTENSIVE FOUR DOUBLE BEDROOM SINGLE STOREY PROPERTY SET IN THE HEART OF A PICTURESQUE VILLAGE

TILHURST, DYE HOUSE ROAD, THURSLEY,
NR. GODALMING, SURREY, GU8 6QD

Fabulous single storey house ♦ Approx 4,000sqft of accommodation ♦ Three reception rooms ♦ Set in secluded gardens in the sought after village of Thursley ♦ Redevelopment and extension possibilities (subject to planning) ♦ Master bedroom with en suite ♦ Three further double bedrooms ♦ Outdoor Swimming pool and tennis court

Description

Tilhurst was built in the 1960's to an individual design and comprises an extremely spacious single story house set in lovely secluded, south facing gardens. The light and airy interior provides flexible accommodation and features a large double aspect drawing room that is perfect for entertaining with doors leading out to the the garden. In addition there is a large dining room which opens into a sunny garden room, a good-sized family room and well fitted kitchen/breakfast room. An inner hallway leads through to the master bedroom en suite, three double bedrooms, family bathroom and the utility room. Outside, the secluded, level garden has been skilfully planted with a number of interesting specimen trees, shrubs and extends to approximately 1.11 acres, including a swimming pool and hard tennis court which is in need of refurbishment. Fine views over neighbouring countryside and the village.

Location

Thursley is a pretty, Surrey Hills village, with many lovely cottages, farmsteads, a cricket green, 12th Century Parish church, nursery school and a renowned village pub, The Three Horseshoes that is well regarded and supported within the community. Tilhurst sits in the heart of the village adjoining rolling farmland and from the southern boundary of the garden there are lovely rural views. On the opposite side of the road, there is a direct access to Thursley Common providing extensive walking, running, cycling and riding countryside, leading through Hankley and Elstead Commons. There is a wide selection of popular schools within easy reach, including Aldro, Charterhouse, Priors Field, St Hilary's, King Edward's and Barrow Hills, Amsbury.

For commuters, Milford Station (4 miles) and Godalming station (6 miles) provide a regular service to London Waterloo in 50 minutes and there is access onto the A3 in just 0.5 miles. Tilhurst is 34 miles from Heathrow and 39 miles from Gatwick (All mileages are approximate)



Directions

From Guildford head south on the A3 towards Portsmouth. About 7.5 miles south of Guildford pass the exit for Milford and the A283. After 3 further miles, take the slip road to Thursley and Bowhead Green. At the top of the slip road turn right and continue to the end of the road. Turn left and follow the road around the bend and towards Thursley Village. After entering the village, pass the single lane traffic calming and then turn immediately left onto gravelled driveway outlined by white stones and through high hedges into parking and turning area in from on Tilhurst.

Local Authority

Waverly Borough Council – 01434 523333

Services

We are advised by our clients that the property has mains electricity, water, oil-fired central heating and mains drainage.

Full Postal Address

Tilhurst, Dye House Road, Thursley, nr. Godalming, Surrey, GU8 6QD

Energy Performance

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

Viewing

Strictly by appointment with Savills



FLOORPLANS

Approximate Area = 312.1 sq m / 3359 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
Garages = 47.4 sq m / 510 sq ft
Greenhouse = 12.4 sq m / 133 sq ft
Total = 371.9 sq m / 4003 sq ft (Excluding Sheds)



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		34	60
		EU Directive 2002/91/EC	

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