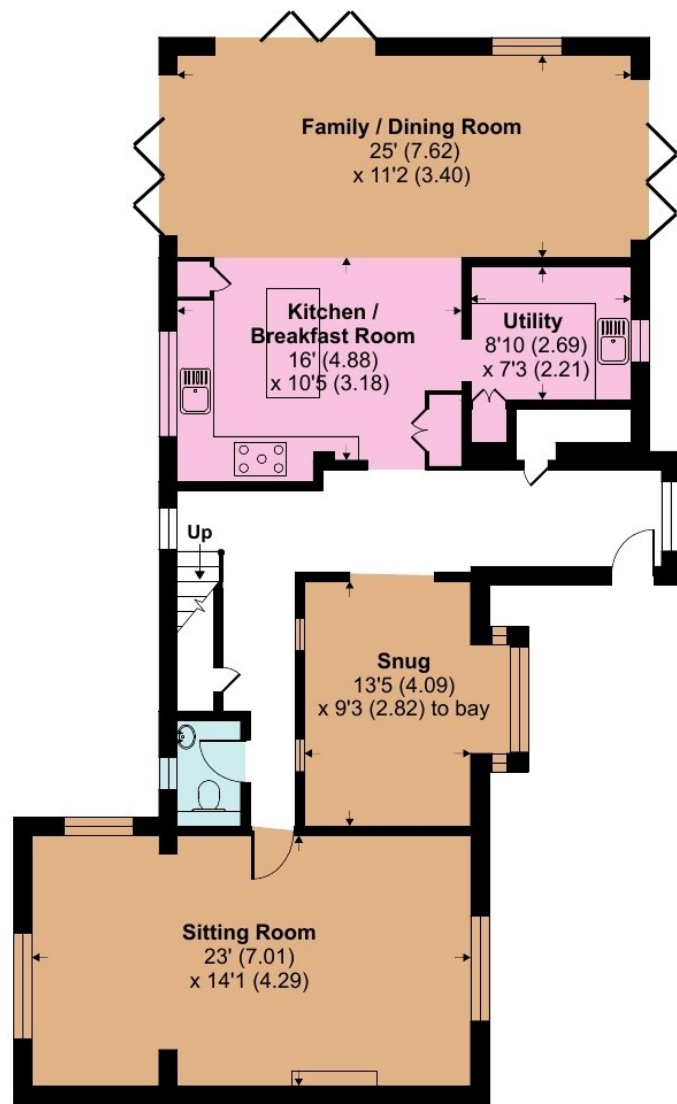
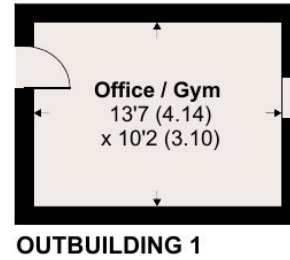
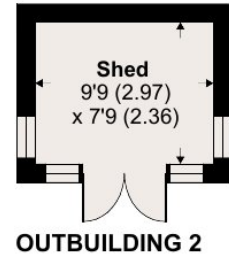
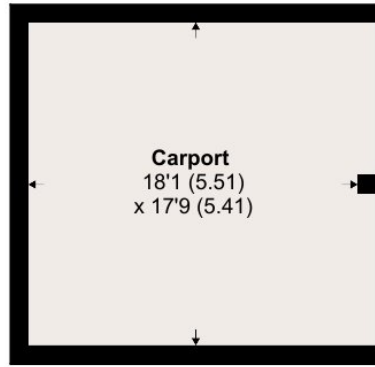
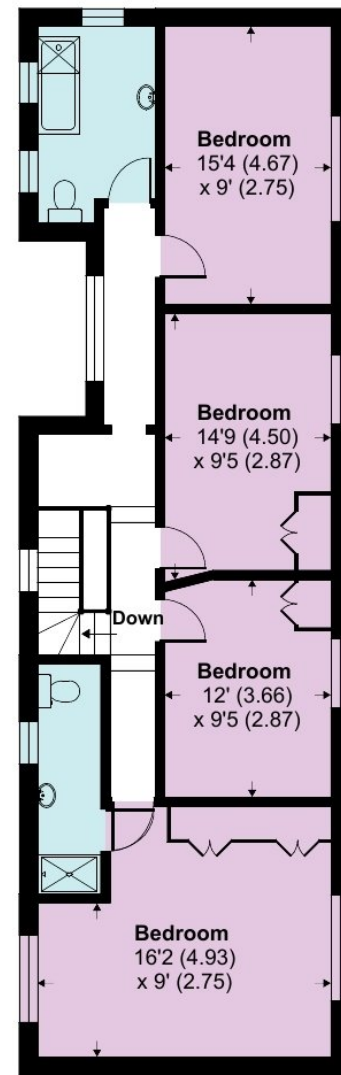


Pitch Place, Thursley, Godalming, GU8

Approximate Area = 2176 sq ft / 202.1 sq m (excludes carport)
 Outbuildings = 215 sq ft / 19.9 sq m
 Car Port = 323 sq ft / 30 sq m
 Total = 2714 sq ft / 252.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Pitch Place, Thursley, Godalming, Surrey, GU8

Guide Price £1,500,000

Charming family home set in 1.1 acre gardens with far reaching views, car port and a home office / gym.

Tel 01252 733042
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Winkworth

ACCOMMODATION

- Triple aspect kitchen/breakfast/family room
- 3 reception rooms
- Principal bedroom with en suite shower room
- 3 further bedrooms
- Double car port
- Private gated entrance
- Detached office/gym
- Gardens and grounds approx. 1.1 acres
- South facing garden
- Desirable village location

DESCRIPTION

Pitch Cottage is a charming village home well suited to families and occupies a sought after position in Thursley. The cottage / house is set in circa 1.1 acres of beautiful gardens with a versatile detached home office / gym, a carport and exceptional countryside views over neighbouring farmland.

Approached via an electric gated entrance, this house is a spectacular family home that boasts open plan accommodation, four double bedrooms and a high degree of privacy.

Extended by the current owners, the property has been sympathetically restored and now provides well-proportioned family accommodation appointed to a high standard.

Upon entering, the inviting entrance hallway leads to a well appointed open plan kitchen/breakfast room with central island, adjoining family/dining room with three sets of bi-folding doors with views to the patio and gardens. Adjoining the kitchen is a spacious utility room. There are two further reception rooms, comprising generous triple aspect sized sitting room with wood burning stove and snug room with feature bay window. A downstairs cloakroom and understairs storage complete the accommodation.

To the first floor is an impressive principal bedrooms with en suite shower room and built in wardrobes. There are three further double bedrooms, two with built in wardrobes, and family bathroom.

Outside

An electric gate opens to a large gravelled driveway which provides a generous parking and turning area with double barn style carport and detached office/gym room, enclosed by established hedges with mature shrubs and trees. To the side of the house, there is a patio, play area, terrace and large flat lawn. At the rear there is a further large south facing patio, large lawns and magnificent far reaching views over rolling countryside. There is a garden shed and the private gardens and grounds total approximately 1.1 acres.

LOCATION

Pitch Place 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 and is also designated as a Nation Nature Reserve.

The 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. The village is also noted for its common, which is a national Nature Reserve and Site of Specific Scientific Interest.

Farnham, 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 Pitch Place 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 are 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 is also available nearby at renowned clubs including, Hankley Common, Hindhead, Farnham and Tennis and gym facilities at the David Lloyd in Farnham.

Pitch Cottage has a fantastic position with access to some of the best hacking in Surrey. There is direct access to miles of beautiful riding and walking country, including the commons at Thursley, Hankley Common, The Devils Punchbowl. Also close by is Bourne Woods, Frensham Common and Alice Holt Forest. All provide wonderful opportunities for walking, riding and cycling.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

