



Cotton House, Highfield Lane, Thursley, Godalming
Surrey

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Cotton House

Highfield Lane, Thursley, Godalming, Surrey GU8 6QQ

A stunning detached home with stylish, modern fittings and a beautiful south-facing garden, in a desirable village setting

A3 1.0 miles, Godalming 6.0 miles, Farnham 8.0 miles, Haslemere 8.3 miles, Guildford 10.5 miles

Porch | Reception hall | Reception room | Family room | Dining room | Dining area | Kitchen Utility | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 1 en suite 2 Offices | Family bathroom | Summer house/ gym | Garage | Garden | Set in 0.73 acres EPC rating D

The property

Cotton House is an impressive, detached family home with light-filled, airy accommodation and stylish, contemporary fittings throughout. Every room of the house offers wonderful views of the beautiful gardens and countryside. The impressive reception hall has double-height windows, tiled floors and glass walls separating the comfortable reception room, which itself has sliding glass doors opening onto the garden. There is also a formal dining room, while the heart of the home is the 35ft family room, dining area and kitchen. This splendid open-plan space has a floating, contemporary log burner, light oak flooring and sliding glass doors opening onto the garden, with the kitchen itself including stylish modern units, a central island, integrated appliances and adjoining generously sized utility room.

The galleried first-floor landing leads to four double bedrooms and an office, which could be used as a further bedroom if required.

The principal bedroom has a luxury en suite bathroom and opens onto a south-facing balcony via sliding doors. On the second floor there is a further office, a 32ft bedroom and an adjoining store, which could be used as an additional study or reception room. The first and second-floor offices both benefit from plenty of natural light through a stunning glass atrium, offering views across the surrounding countryside.

Outside

The tarmac driveway leads to the house and provides plenty of parking space for residents and guests alike, and access to the large, detached double garage block. The garden at the rear includes paved terracing stretching the length of the house, an ornamental pond, beautifully maintained lawns and a wealth of established hedgerows, trees and border shrubs. There is also a greenhouse and a timber-framed garden room, which is currently used as a home gym. Set in 0.73 acres

Location

Cotton House is situated in a sought-after position in the village of Thursley and surrounded by the beautiful countryside of the Surrey Hills. The semi-rural private and secluded location is a particular feature of the property, but it is also conveniently placed for local market towns. Frensham Common and the Great Pond are nearby with miles of walking and riding in this Area of Outstanding Natural Beauty. Thursley has a local pub and a village hall, while nearby Godalming, Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities, with the larger centres of Guildford, Basingstoke and Winchester close by. There is an excellent choice of schools in the area, including the independent Barrow Hills and Royal School. Mainline stations are at Farnham, Haslemere and Milford. The A3 and M3, which link with the M25 and the south coast, are just a short drive away.





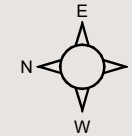








Floorplans
 Cotton House, Highfield Lane, Thursley
 Main House internal area 3,550 sq ft (330 sq m)
 Garage internal area 611 sq ft (57 sq m)
 Summer House/Office/Gym internal area 206 sq ft (19 sq m)
 Balcony external area = 90 sq ft (8 sq m)
 Total internal area 4,367 sq ft (406 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Directions

From Guildford, take the A3 coastbound and take the exit towards Thursley/Bowlhead/Green. Turn right onto French Lane and then left onto Old Portsmouth Road. Turn right onto Dyehouse Road, turn left onto The Street and after a further 0.3 miles, take the entrance on the left, signposted for Cotton House.

General

Local Authority: Waverley Borough Council.

Tel: 01483 523333

Services: Mains water, electricity and drainage
 Oil heating.

Council Tax: The property is in Tax Band H

Tenure: Freehold

Guide Price: £2,095,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

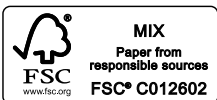
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