

# Springs, Pitch Place

Thursley, Godalming, Surrey, GU8 6QW



*Beyond your expectations*

# A deceptively spacious 4 bedroom home with grounds of 4.25 acres

Vaulted entrance hall | sitting room | study | dining room | kitchen / breakfast room | cloakroom | family room | utility room | attached double garage | 4 bedrooms | en-suite bathroom | family bathroom | separate W.C with basin | annexe potential | numerous outbuildings | grounds of 4.25 acres

## Guide Price £1,150,000 Freehold

### Description

Springs is an attractive and pleasant family home which has been enlarged and provides comfortable and easy family accommodation across two floors, nestled in its private grounds and woodland of 4.25 acres. The property boasts spacious and individual rooms with the potential to create a further bedroom and bathroom if required. The house offers a great deal of versatility ideal for a growing family in a convenient and accessible location. The property has a light and airy feel with a wonderful southerly aspect to most of the major rooms. It is a super family home situated in the most attractive gardens and grounds.

### Outside

The property boasts some 4.25 acres with a mixture of formal gardens and lightly wooded areas which provide a delightful sylvan setting. To the front of the house is a sweeping gravel driveway leading up to the garaging with ample parking and turnaround. There is access to an open timber barn and further outbuildings. The front garden is mainly laid to lawn with mature shrubs and trees at boundaries giving good privacy and seclusion. There is access to the rear garden which is mainly lawned with mature shrubs, trees and flower beds enclosed by a tall stock fence. A gate leads into a lightly wooded area of some 2 acres which leads directly out to Hankley Common, ideal for walking, riding and other country pursuits. To the side of the woods there is a large pond, spring fed and further banking leading to the north east boundary.

### Location

The property is located in a small hamlet, Pitch Place, which lies between the villages of Elstead, Thursley and Churt, in an area designated as being of Outstanding Natural Beauty, within the Surrey Hills area, yet very accessible to Godalming, Farnham and Guildford. There is an excellent selection of schools in the vicinity. The A3 is easily accessible and the recently completed Hindhead Tunnel which is the other side of the village now provides easy access to the national motorway network via the M25 with Heathrow and Gatwick not too distant. There are mainline stations nearby including Haslemere, Godalming and Farnham which provide access on the London Waterloo line. The property is surrounded by many miles of good riding country and there is a selection of Golf Clubs and other sports facilities within the area.

### Directions

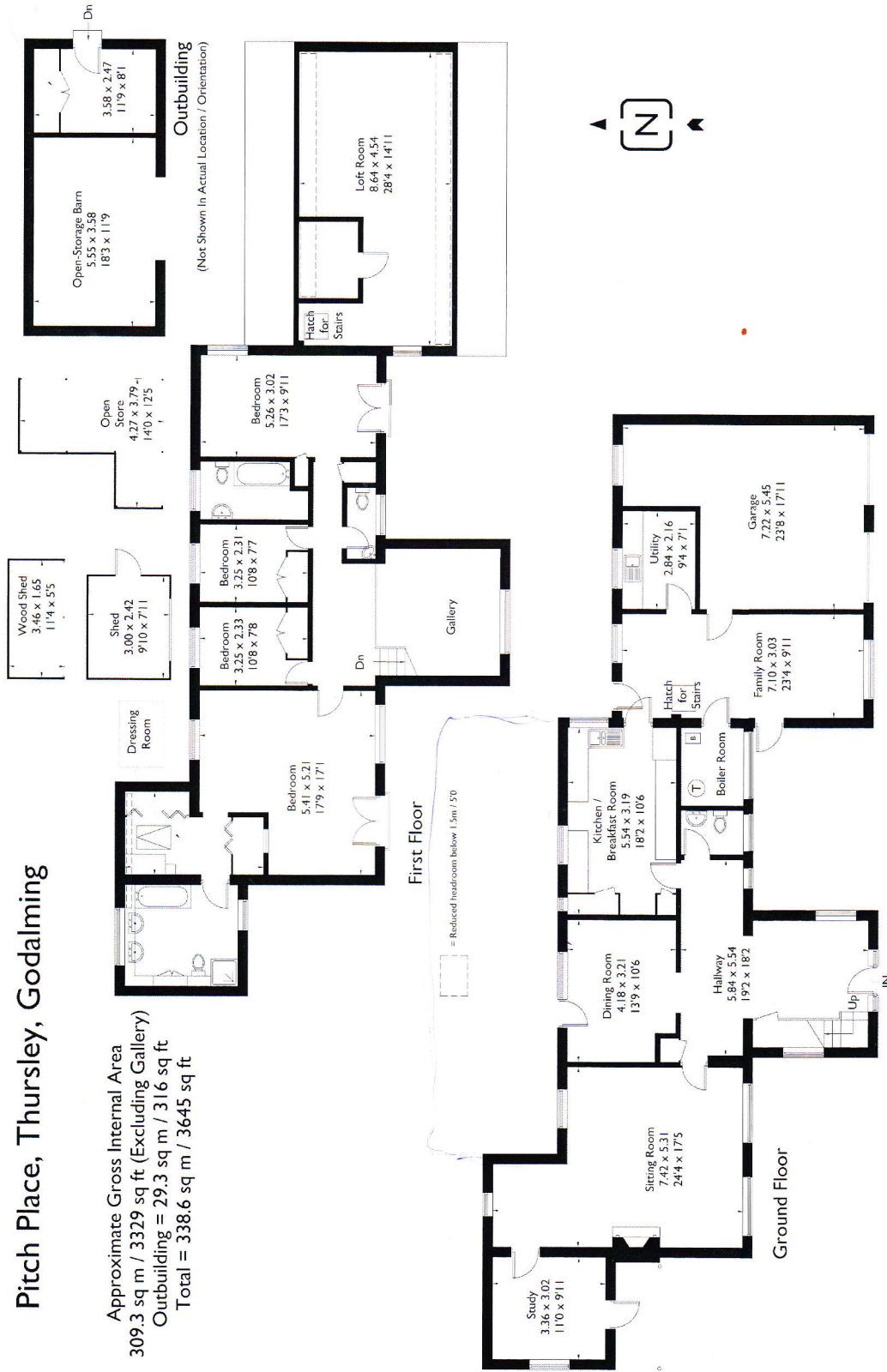
From Farnham proceed along the A287 towards Churt and Haslemere and just before the village of Churt turn left into Jumps Road. Continue along the road and you will see The Bell and Dragon restaurant on your right. Cross the road signed to Thursley, proceed for approximately 0.8 of a mile and Springs will be seen on your left immediately before the sharp left hand bend.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		48	
F (21-38)			66
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Pitch Place, Thursley, Godalming

Approximate Gross Internal Area  
 309.3 sq m / 3329 sq ft (Excluding Gallery)  
 Outbuilding = 29.3 sq m / 316 sq ft  
 Total = 338.6 sq m / 3645 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 144571

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

