



COSFORD FARM

THURSLEY • GODALMING • SURREY







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In a magical valley setting

Accommodation

Reception hall/ Snooker room • Drawing room • Dining room • Kitchen with an Aga, with utility area off • Family room
Sitting room • Study • 2 cloakrooms • Garden room with WC off • Cellar

Master bedroom with en suite shower room • 2 further bedrooms • Family bathroom

Flat with reception room / kitchen, bedroom and shower room

Double garage • Workshop • Office

Flat above with kitchen, sitting room/bedroom 2 and bathroom, bedroom and shower room

Open fronted double garage with storage above

Beautifully maintained gardens and grounds

In all approximately 4.909 acres



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Cosford Farm is approached down a long private driveway which leads down into the valley where the property is set.

Thursley village centre is to the north with its picturesque houses, village owned public house, village hall and cricket club. One of its most famous residents was the renowned architect Sir Edwin Lutyens and some of his earliest work is to be found locally.



Thursley village 1.3 miles
Godalming 7 miles
Witley 6.4 miles
Milford 4.6 miles
Haslemere 7.4 miles
Central London 41.5 miles
(Distances and times approximate)



Aldro, Shackleford
Barrow Hills, Witley
Amesbury, Hindhead
Charterhouse, Godalming
Edgeborough, Frensham
St Catherine's, Bramley



Witley 4.3 miles (London Waterloo from xx mins)
Godalming 6.7 miles (London Waterloo from 46 mins)
Guildford 10.5 miles (London Waterloo from 34 mins)



M25 (Junction 10) 25.8 miles



London Heathrow 36 miles
London Gatwick 45.6 miles



Goodwood
Epsom
Sandown



Cowdray Park



West Surrey, Milford
Hankley Common
Farnham



Frensham Ponds
South Coast





Cosford Farm

Cosford Farm, we understand, dates back to the 17th Century and now comprises a very versatile country house situated in an enviable setting. Our clients bought Cosford Farm in 1998 and immediately undertook an extensive renovation of the buildings to now create the very flexible accommodation arranged today.

The house boasts some impressive reception rooms including the grand drawing room, a wonderful vaulted

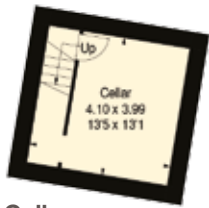
dining room with stone walls and beamed ceiling and the sitting room with its impressive fireplace and wood burning stove. Of note also is the garden room, again vaulted, with extensive timberwork from which you can enjoy the most wonderful views across the valley.

In the main core of the house are 3 bedrooms and 2 bathrooms, whilst at the other end of the house is a separate flat.

Whilst the property has been, over the years, renovated, so much of the character has been retained with oak floors, some doors and windows which are reputed to have come from Waverley Abbey, fireplaces with wood burning stoves and the oldest part of the house having leaded light windows.







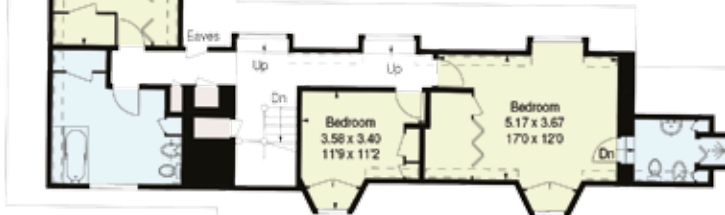
Cellar



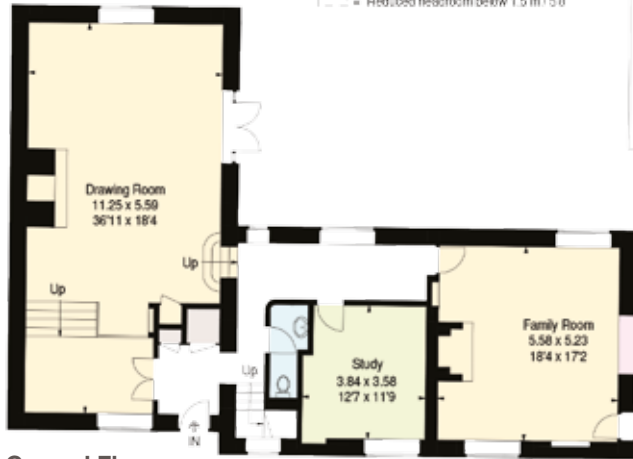
☐ = Reduced headroom below 1.5 m / 5'0"



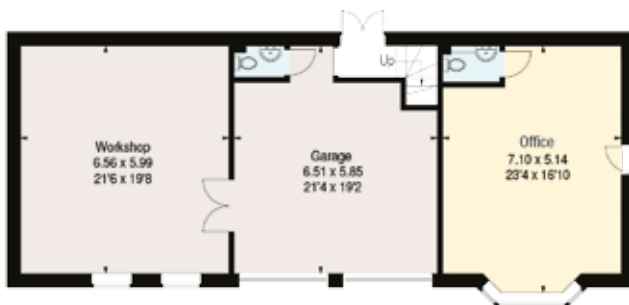
Garage / Store
5.45 x 3.88
17'11 x 12'9



First Floor



Ground Floor



Cottage
Ground Floor



Cottage
First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

House: 504 sq.m / 5425 sq.ft
 Cellar: 16 sq.m / 172 sq.ft
 Cottage: 192 sq.m / 2067 sq.ft
 Garage/Store: 21 sq.m / 226 sq.ft
 Total: 733 sq.m / 7990 sq.ft

This plan is for layout guidance only. 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.



Outside

To the west of the main house is Cosford Cottage which was rebuilt by our clients incorporating in the centre a double garage with, on either side, a workshop and office.

Approached from a separate door to the rear, access is given to the flat above which can be used either as a one or two bedroom flat.

Beyond this in an elevated setting is an Alitex greenhouse.

In addition is the open fronted double garage with storage above.

Gardens and Grounds

Cosford Farm is approached down its own long private driveway, off Bedford Lane, which swings around to the impressive double gates which lead into the courtyard with a central lawn. The courtyard is a feature of the property with a lovely old stone wall, a water feature, manicured hedges and well stocked flower and shrub borders.

The formal gardens lie principally on the southern and eastern side of the house, being laid to lawn with beautifully manicured box hedges and a Yew hedge. There are again well stocked flower and shrub borders and rose beds. On the eastern side, abutting the house, is a raised York stone terrace with access straight into the house through 3 doors, allowing a free flow for entertaining. To the south is the pond with an island, bordered by post and rail fencing. This in turn is adjoined by the paddockland. Within this is a field shelter.

The backdrop to Cosford Farm is quite stunning with neighbouring land rising up to a copse on the brow of the hill.

On the western side of the courtyard is the vegetable garden and greenhouse, an orchard area and a chicken run. The gardens and grounds of Cosford Farm are beautifully maintained providing throughout the Spring and Summer a wonderful array of colour. This is quite an exceptional setting, bearing in mind its proximity to the A3, London, Guildford and the South Coast.





Right of Way

Running down the driveway leading to the property is a footpath, which then joins a bridleway which runs in an east/westerly direction adjacent to the paddockland.

Our clients own an adjoining parcel of woodland for which they will need limited access each year, down the private driveway to Cosford Farm. This is purely for the maintenance and management of the woodland.

Services

We are advised by our clients that the property has mains water, electricity, oil fired central heating, solar panel heating for the hot water, LPG gas for cooking and the Aga. In the western section of the house on the ground floor is under floor heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

Local authority

Waverley Borough Council – 01483 523333

Viewing

Viewing is strictly by appointment only through Knight Frank.

Directions (GU8 6NN)

From Guildford follow the A3 south towards Portsmouth. After about 5 miles south of Guildford, pass the exit for Milford and the A283. After a further 3 miles take the slip road to Thursley and Bowlhead Green. At the top of the slip road turn right and proceed over the A3. At the next 'T' junction turn left and after about 200yds as the road bears around to the right, bear left into Old Portsmouth Road. After about 300 yards turn right into Boundless Road. Follow this road for 0.4 miles and bear left into Bedford Lane. Pass under the A3 and at the next 'T' junction bear left into Bedford Lane. Follow this for about 0.2 miles and then into the private driveway signed Cosford Farm. Follow this down the hill and Cosford Farm will be found tucked away around to the left.

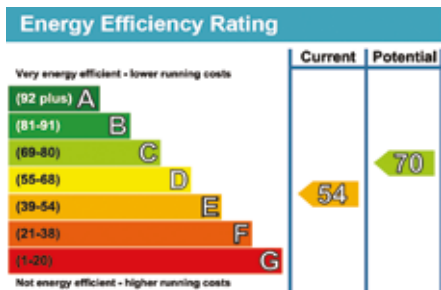
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Particulars and plans: April 2016 Photographs: Summer 2015.

Kingfisher Print and Design. 01803 867087.



COSFORD FARM



COSFORD COTTAGE

