

# THE CORNER

THURSLEY, SURREY







# THE CORNER

THURSLEY  
GODALMING, SURREY, GU8 6QD.

LUTYENS FIRST COMMISSION

Reception Hall • Drawing Room • Dining Room • Sitting Room • Study • Kitchen  
• Utility Room • Cloakroom • Pantry • Cellar

Master Bedroom with Dressing Room and En Suite Bathroom • 4 Further Bedrooms  
• Family Bathroom

Double Garage • Workshop/Garden Store

Beautiful Mature Gardens and Grounds

In all approximately 1/3rd acre



01483 565171

231 High Street, Guildford,  
Surrey GU1 3BQ

[james.grillo@knightfrank.com](mailto:james.grillo@knightfrank.com)

[www.KnightFrank.com](http://www.KnightFrank.com)

## THE PROPERTY

The Corner is a charming family house located in the centre of the village. The house is of particular historical architectural interest, having being built in about 1700 as two cottages and converted into one house and added to by the young Lutyens, whose parents lived opposite, as his first commission in 1888, with further additions also by Lutyens in 1895. The property is Listed Grade II.

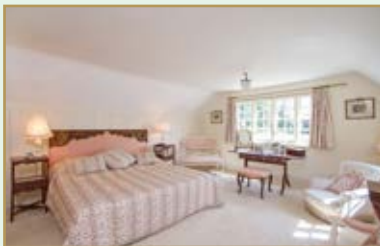
The property is principally timber framed with white washed rough cast facades combined with lovely brick Lutyens' extensions to the eastern elevation. Internally, the house is a wonderful mix of elegant, well-proportioned and remarkably light formal reception rooms together with extensive family accommodation. The entrance porch leads into the magnificent reception hall with its staircase and corner fireplace, off which are a number of fine reception rooms including the drawing room, dining room, study and sitting room. The kitchen is set to the rear of the property along with a utility room and pantry.

The first floor features a tremendous main suite with master bedroom, a generous dressing/sitting room as well as an en suite bathroom. In addition there are four further bedrooms and a family bathroom. The property is in need of modernisation and refurbishment internally.

## OUTSIDE

Externally the mellow brick and Bargate sandstone walled gardens are an absolute delight having evolved over time to make the very best of the elevated position. To the rear of the house is a substantial timber outbuilding which may have formally been used as secondary accommodation. There is a well and a delightful herb garden, sweeping lawns interspersed with mature shrubs and borders. To one end of the garden is a magnificent beech tree.

The double garage forms part of the title and was the old village joinery, behind which is a vegetable plot.





## SITUATION

The Corner occupies a prominent position overlooking the central village green in the heart of the popular village of Thursley. The house backs on to Thursley Common, an area of 350 hectares of Surrey heathland protected as a Site of Special Scientific Interest and managed by Natural England. To the south of the village is the Devil's Punch Bowl and Hindhead Common which are owned by the National Trust. With origins dating back to Saxon times the village of Thursley lies to the west of the main London to Portsmouth road within The Surrey Hills Area of Outstanding Natural Beauty. It is the archetypal English village with 12th Century parish church, the Three Horseshoes pub, village hall, nursery school and cricket pavilion, surrounded by equestrian and farmland. Further information can be obtained via the village website [www.thursley.org](http://www.thursley.org).

The neighbouring village of Milford offers a good range of local amenities including two convenience stores, butcher, off-licence, surgery and excellent farm shop. It also has a railway station with main line services to London Waterloo. Elstead is 3 miles to the north and benefits from shops and doctor's surgery as well as churches and public houses.

The larger towns of Haslemere, Godalming and Guildford provide a more extensive variety of shops and leisure facilities. Each of these towns has main line railway services to London Waterloo. The A3 trunk route provides ready access to Portsmouth and London, connecting with the M25 at Wisley Interchange for Heathrow and Gatwick airports and the national motorway network.

There is a wide choice of both state and private schools within easy reach of The Corner including: The Royal Grammar School, Guildford High, Tormead, Charterhouse, St Katherine's, St Edmund's, King Edward's, Barrow Hills and Aldro amongst many others.

There are a number of local golf clubs at Milford, multiactivity sport centres at Haslemere and Godalming, shooting at Bisley, polo at Midhurst, racing and flying at Goodwood and sailing at Frensham and Chichester harbour.

## SITUATION

(All distances and times are approximate)



- Godalming 6.5 miles
- Witley 5.6 miles
- Milford 4.0 miles
- Haslemere 8.5 miles
- Central London 40.5 miles



- Witley 5.1 miles (London Waterloo from 55 mins)
- Milford Station 5.9 miles (London Waterloo 50 mins)
- Godalming 6.3 miles (London Waterloo from 46 mins)
- Guildford 10.5 miles (London Waterloo from 34 mins)



- A3 Godalming 0.8 miles
- M25 (Junction 10) 18.0 miles



- London Heathrow 33.5 miles
- London Gatwick 38.1 miles



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



- Goodwood
- Epsom
- Sandown



- West Surrey, Milford
- Hankley Common
- Farnham



- Cowdray Park



- Frensham Ponds
- South Coast



### RIGHT OF WAY

The drive and approach to the garage are over land comprising part of Thursley Common.

### SERVICES

The property has mains water, electricity, oil fired central 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 6QD)

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 T junction turn left, follow the road round to the right, passing The Three Horse Shoes on the left. Proceed until the central village green with its village sign is seen on the left, the house is found on the right hand side of the road, with the driveway to the left of the house.



## IMPORTANT NOTICE

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Hill Clements has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

