



Lime Kiln Cottage Dunsfold Road, Loxhill, Godalming, Surrey

STRUTT & PARKER

Lime Kiln Cottage

Dunsfold Road, Loxhill,
Godalming, Surrey GU8 4NB

Situated in outstanding countryside, this delightful five bedroom family home offers wonderful contemporary design throughout

Godalming Train Station 5.3 miles

(London Waterloo 48 minutes)

Milford Train Station 4.6 miles (London Waterloo 50 minutes)

Guildford Train Station 9 miles (London Waterloo 37 minutes)

The A3 (8 miles) for travel to London (41 miles) and the South Coast provides a direct link to the national motorway network via the M25 (junction 10) with access to both Heathrow (38 miles) and Gatwick (30miles) airports.

Entrance hall | Drawing room | Dining room
Family room | Kitchen/breakfast room/
conservatory | Cloakroom | Master bedroom
with en suite shower | Three further bedrooms
Further bathroom | Detached annexe with
bedroom, bathroom & separate W.C.
Garage | Gardens | Heated swimming pool
EPC Rating

Location

Lime Kiln Cottage is situated in an attractive rural location between the pretty villages of Loxhill and Dunsfold. The popular village of Dunsfold has a 13th Century church and traditional country public house. Surrounding open countryside and copses provide miles of beautiful open spaces, yet the close proximity of the nearby towns makes this an ideal town and country location. For everyday needs, there is a village shop and Post Office, whilst more comprehensive facilities can be found in nearby Cranleigh and Godalming.

The historic town of Guildford is about 10.5 miles away to the north and offers extensive shopping, cultural and recreational facilities including the Surrey Sports Park, The Spectrum Leisure Centre, G Live and the Yvonne Arnaud Theatre, as well as wide range of restaurants and shops.

The miles of wonderful encircling countryside lends itself perfectly to walking, running, cycling and horse riding. With around 100 acres of National Trust Woodland just over 4 miles away including the renowned Winkworth Arboretum, the outdoor enthusiast will be spoilt for choice. Several golf courses including Cranleigh and Wildwood in Alfold are nearby and riding can be found at Horse Riding Surrey.

A variety of schools both within the state and private sector include St Nicholas Primary School and Glebelands in Cranleigh, Cranleigh School, St. Mary's Primary School in Chiddingfold, Charterhouse, Prior's Field and St. Catherine's.

The Property

Lime Kiln Cottage is believed to have originally been two separate period properties with a harmonious extension added circa 1960. Recent years have seen the property undergo extensive sympathetically aesthetic extension and refurbishment.

Contemporary design marries perfectly with the period features from the spacious beamed drawing room with inglenook fire place and dual aspect dining room, to the spectacular modern kitchen/breakfast room. Wall to wall windows, wide patio doors, along with the vast roof lantern to the breakfast room, allow for an abundance of natural light and breath-taking countryside views. The adjoining terrace is perfect for alfresco dining.

Upstairs accommodates four bedrooms with the master bedroom suite benefitting from a beamed vaulted ceiling and tasteful modern bath/shower room.





The separate detached annexe is substantial in size with a charming kitchenette/utility room and exquisitely designed bedroom/sitting room with a vaulted ceiling, porthole window and patio doors leading to a “Juliette” balcony .

Outside

The property is approached via automatic timber gates that open onto a spacious gravelled driveway adjoining an open-bay double garage. Panoramic countryside encompasses Lime Kiln Cottage. A brick path to the house winds over well-maintained lawns with bed and borders comprising a variety of ornamental trees and shrubs. Two pleasantly secluded patio areas sit close to the house with steps leading up to a further level where a paved surround frames the summerhouse and heated swimming pool. An attractive range of evergreen hedges and shrubbery ensures this area is wonderfully private and peaceful.





Directions

From Guildford take the A281 Horsham Road and pass through Bramley village. Continue for about 4 miles and immediately after passing Smithbrook Kilns on the left, turn right onto Barrihurst Lane, towards Dunsfold. Turn right at the T junction onto Dunsfold Road (B2130). Continue for about 1.3 miles. Lime Kiln Cottage is found on the left hand side behind private gates.

General

Services: Mains electricity and water, oil fired central heating and private drainage

Council tax: Band G. Council tax for 2015/2016 £2,861.94

Local Authority: Waverley Borough Council.
Tel: 01483 523333

Guildford

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55 offices across England and Scotland,
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Floorplans

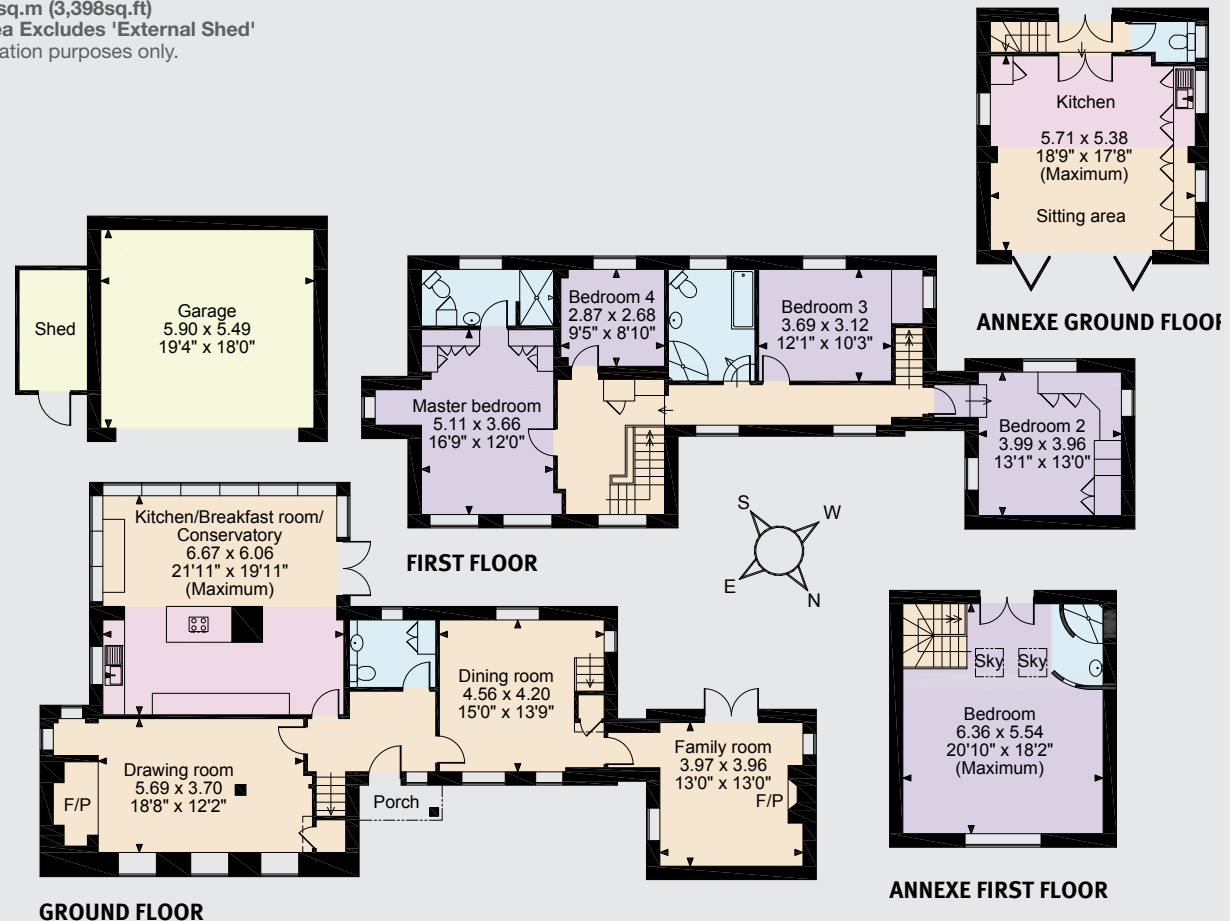
Main House = 213sq.m (2,284sq.ft)

Garage = 32sq.m (349sq.ft)

Annexe = 71sq.m (765sq.ft)

Total = 316sq.m (3,398sq.ft)

Quoted Area Excludes 'External Shed'
For identification purposes only.



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