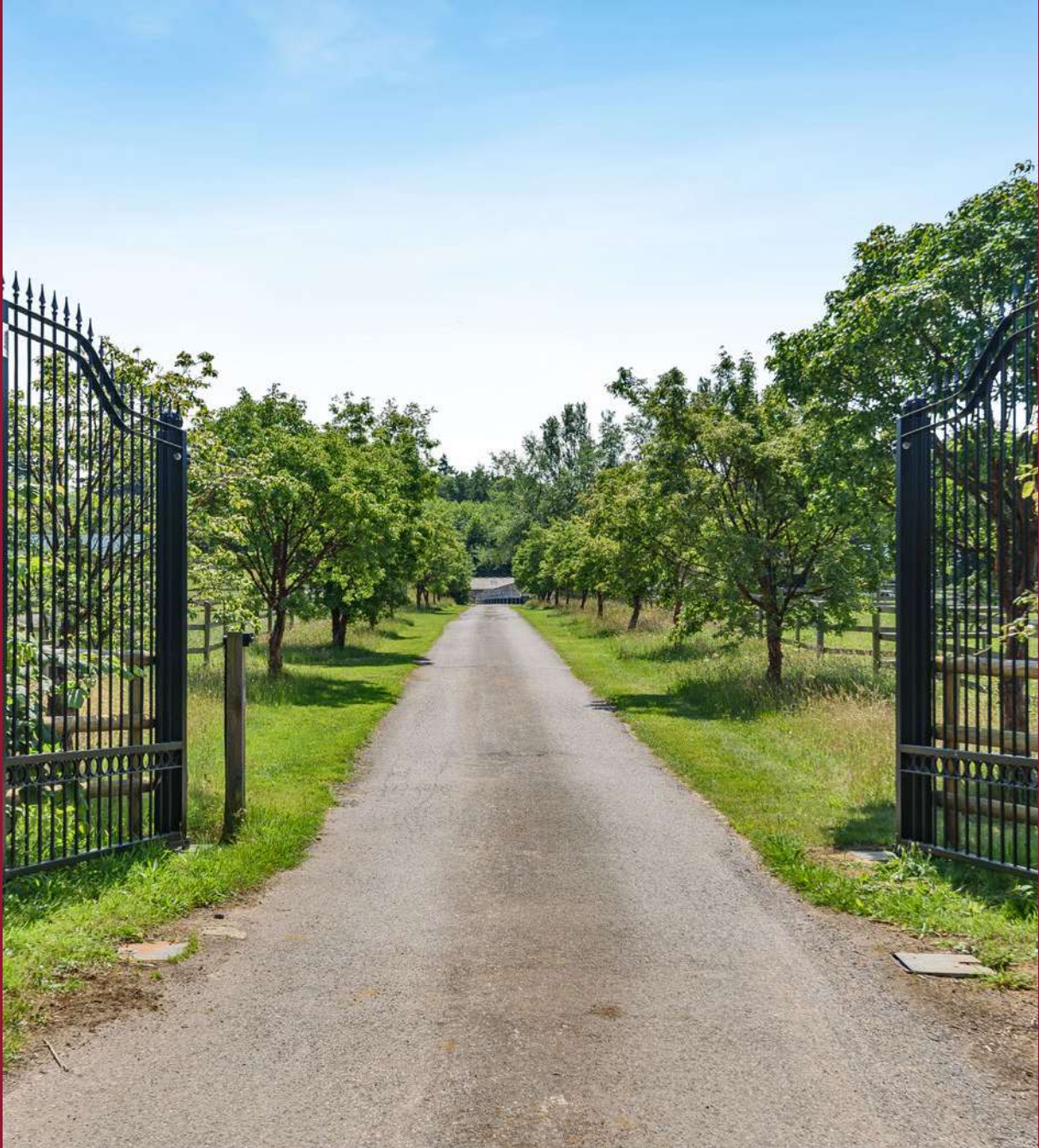


Nodwood House,  
Churt Road, Churt



Strutt  
& Parker

Land and property. Since 1885.



4,174 sq ft (388 sq m) | 4 reception rooms | 5 bedrooms | 5 bathrooms  
25,191 (2,340 sq m) sq ft equestrian facilities | Outdoor 40x60m  
Indoor 20x40m | American Barn | 13.3 acres | Freehold | Rural

**Guide price £6,500,000**



## A recently refurbished country house offering luxurious accommodation with extensive equestrian facilities including an indoor and outdoor arenas

### The property

Nodwood House is an outstanding country property set within beautiful gardens and grounds, complemented by exceptional equestrian facilities. Occupying a highly desirable and well-connected rural position between Headley, Hindhead and Frensham, the property provides over 4,000 sq ft of elegantly presented accommodation, together with additional ancillary accommodation via a separate annexe. The property benefits from two separate entrances, one via Churt Road and the other from Grayshott Road.

The main house is arranged over two floors with a flowing, open-plan, and well-balanced layout. The ground floor is finished with wooden flooring and neutral décor, with full-height glazing enhancing the sense of light throughout the entrance hall, drawing room, kitchen and dining room. The drawing room opens directly onto the south-facing gardens via bi-fold doors, while the dining room also enjoys direct access through French doors, creating a strong connection between inside and out. The kitchen is fitted with sleek contemporary cabinetry, a central island and integrated Miele appliances, and is complemented by a private office and family room.

On the ground floor there is a double bedroom with en suite, ideal for guests. Upstairs, there are four further well-presented double bedrooms, all en suite, including two principal bedrooms with dressing rooms and private balconies enjoying unsurpassed far-reaching views across the grounds and miles beyond.

The property also features beautifully maintained gardens, with sweeping lawns, mature planting and hedgerows, extensive terraces and a swimming pool with a retractable roof.

The ancillary accommodation includes a self-contained annexe with open-plan kitchen and living space, one bedroom and a bathroom. In addition, as part of the indoor arena complex, the accommodation provides office and meeting room space, together with a kitchen and viewing areas overlooking the arena on both levels.

The equestrian facilities are of an exceptional standard, including an American barn with twelve 12-13ft x 13ft large stables, very spacious Loddon stables with attached 14x16ft corrals on a quattro rubber surface, resulting in a total living space of 27 ft x 29 ft per horse, a 20x40m Indoor Arena attached to the American barn, a salt & oxygen room, wash bays, equestrian grade sand turn out, a range of all year accessible turn out options (on sand based soil), a large lunge pen and 5 horse walker, five 12ft x 12ft additional stables, an additional small yard in a large shady paddock with two stables, an open barn and tack room, an International standard 40m x 60m Outdoor Arena, fully drained Propell light waxed Andrews Bowen surfaces used for both arenas and lunge pen, a veterinary/ surgery area, and onsite paths for cool downs. The American barn can be divided via big internal doors to 8 stables on one side and 4 stables plus the assessment facilities on the other side, allowing for privacy, multiple uses and setup.





Nodwood House, Churt Road, Churt, Farnham, Surrey

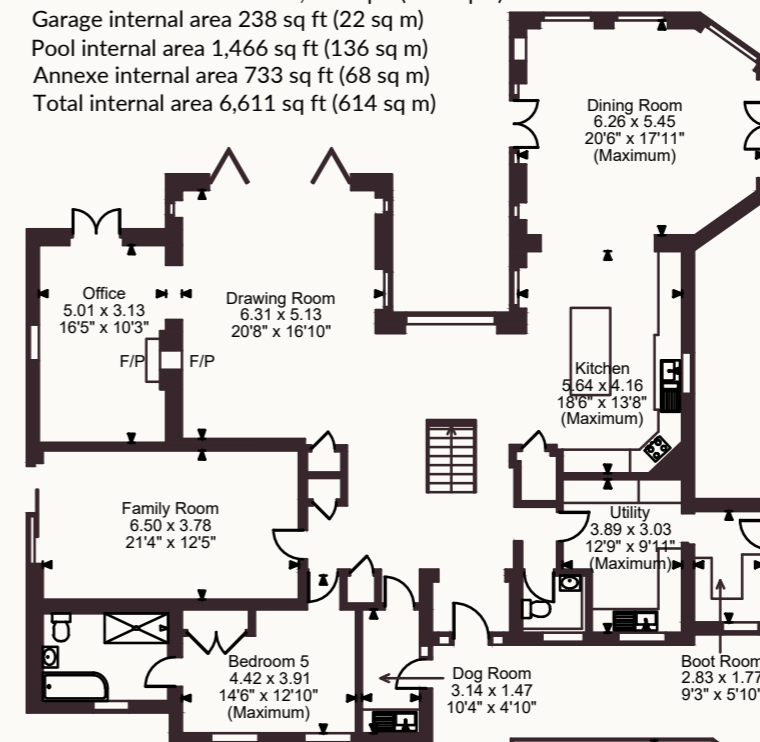
Main House internal area 4,174 sq ft (388 sq m)

Garage internal area 238 sq ft (22 sq m)

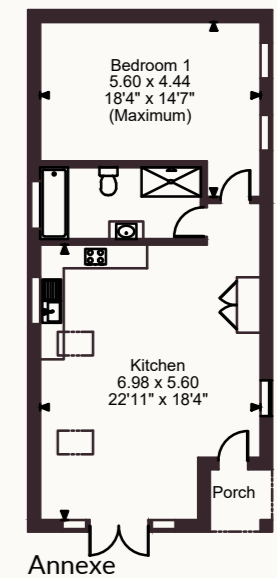
Pool internal area 1,466 sq ft (136 sq m)

Annexe internal area 733 sq ft (68 sq m)

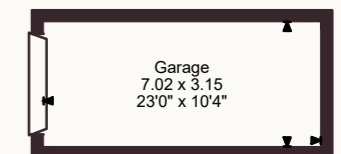
Total internal area 6,611 sq ft (614 sq m)



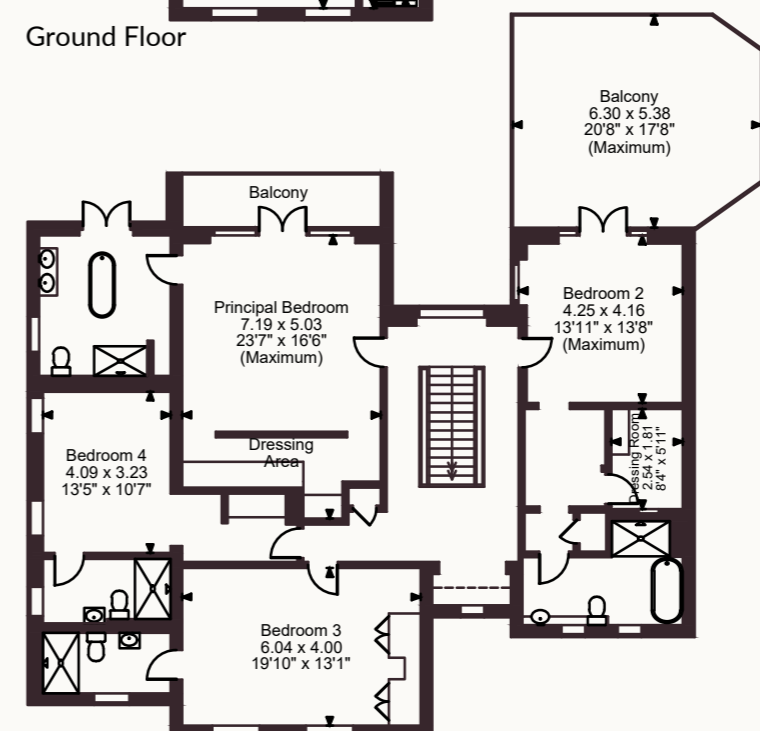
Ground Floor



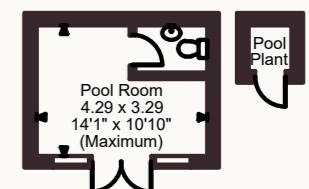
Annexe



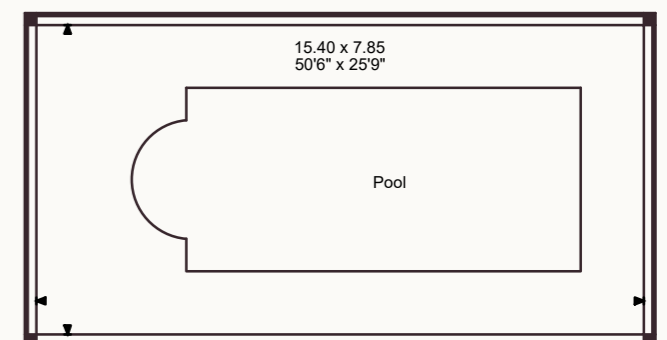
Garage



First Floor



Pool Room



Pool

**Location**

Nodwood House occupies an attractive position on the edge of the highly sought after village of Churt, surrounded by the beautiful countryside of the Surrey Hills National Landscape. The village offers everyday amenities including a shop, church, pub and cricket club, while Farnham provides a wide range of shopping, dining and leisure facilities. The larger centres of Haslemere and Guildford are also easily accessible, offering further cultural and recreational opportunities.

Transport connections are excellent, with the A3 providing direct links to London, the M25 and the south coast. Mainline rail services are available from Farnham and Haslemere, offering regular connections to London Waterloo.

Postcode region: GU10

**General**

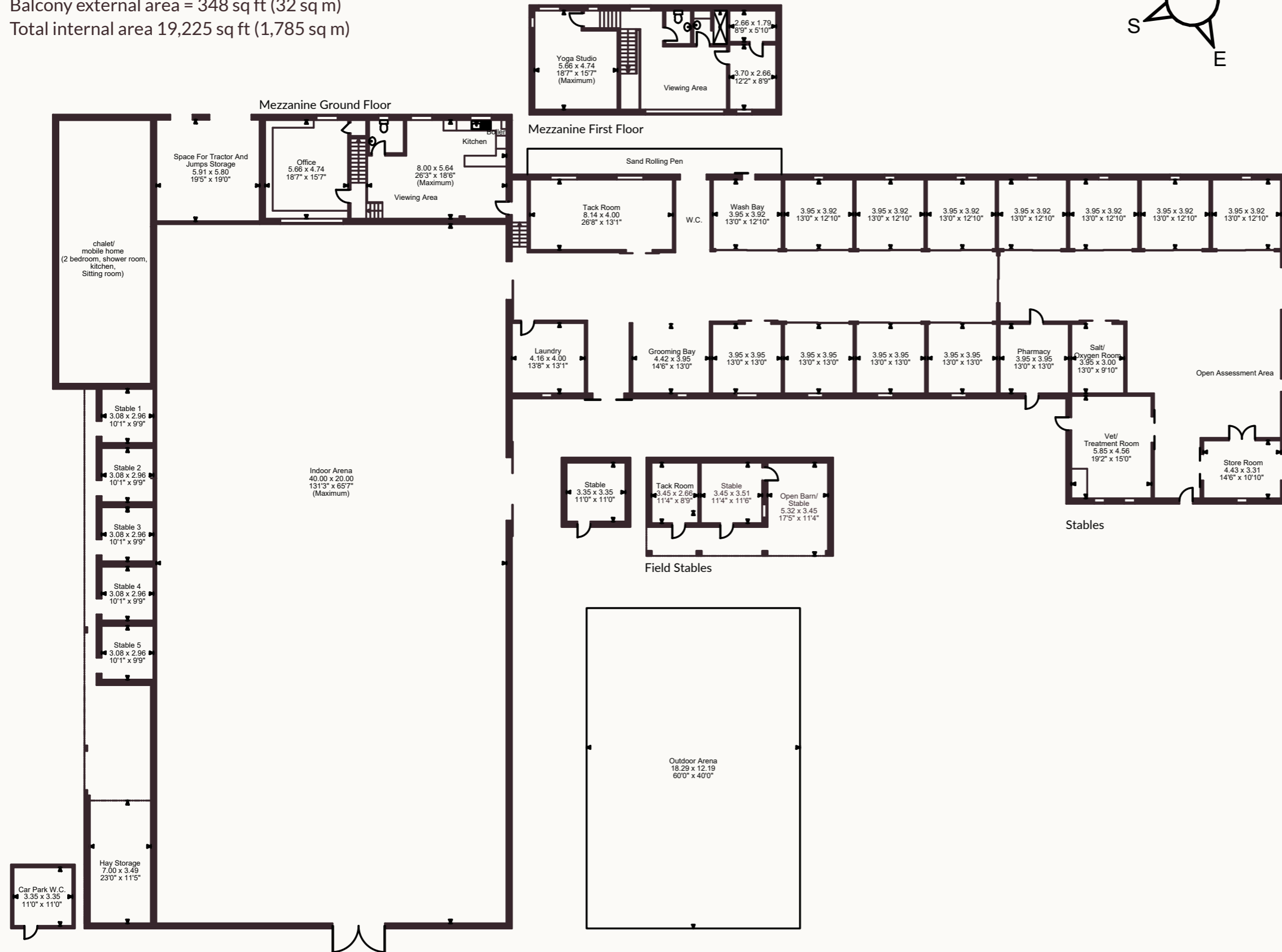
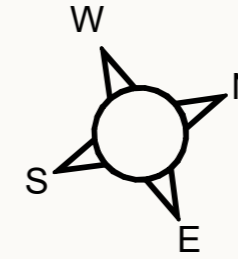
Local authority: East Hampshire  
 Services: Mains/private, gas and water. Drainage is a Modular Wastewater Treatment System.  
 Council Tax: Band F  
 EPC rating: Pending  
 Tenure: Freehold  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>







Nodwood House, Churt Road, Churt, Farnham, Surrey  
 American Barn internal area 8,592 sq ft (798 sq m)  
 Indoor Arena internal area 9,016 sq ft (837 sq m)  
 Mezzanine internal area 1,617 sq ft (150 sq m)  
 Balcony external area = 348 sq ft (32 sq m)  
 Total internal area 19,225 sq ft (1,785 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8693690/SS

**National Country House Department**  
 43 Cadogan Street, London, SW3 2PR  
 020 7591 2213 | london@struttandparker.com  
**Farnham**  
 37 Downing St, Farnham GU9 7PH  
 01252 821102 | farnham@struttandparker.com

@struttandparker [struttandparker.com](http://struttandparker.com)

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Cotality. Photographs taken June 2026. Particulars prepared June 2026.



Strutt  
& Parker

Land and property. Since 1885.