



Forge Cottage


Dye House Road, Thursley, Surrey




BNP PARIBAS GROUP

A handsome detached cottage with self-contained studio annexe located in an historic south Surrey location


An attractive part tile-hung sensitively extended family home featuring modern amenities, quality fixtures and neutral décor throughout, and benefitting from a detached annexe with kitchen area and contemporary shower room. It is located at the heart of a sought-after Surrey Hills village, near to local amenities.




3 RECEPTION ROOMS




4 BEDROOMS




3 BATHROOMS
1 CLOAKROOM




PRIVATE PARKING




GARDEN




FREEHOLD



VILLAGE



2,192 SQ FT



GUIDE PRICE
£1,250,000

The property

Forge Cottage is an attractive part tile-hung detached family home offering more than 1,800 sq ft of light-filled flexible accommodation arranged predominantly over two floors.

Configured to provide an elegant yet practical environment for both living and entertaining, this property features modern amenities, high-quality fixtures, and neutral décor throughout. The accommodation begins with a welcoming reception hall, which includes a front-aspect bay window, quarry-tiled flooring, and a fitted utility room with a useful en suite cloakroom. The living space comprises a large, dual-aspect sitting room with pale parquet flooring, a feature fireplace with a wood-burning stove, fitted storage, and French doors leading to the rear terrace, and an extensive L-shaped kitchen/ breakfast/dining room that features tiled unfloor heating throughout. The kitchen is equipped with bespoke wall and base units, a large central island

with breakfast bar, complementary work surfaces and splashbacks, a double Belfast sink, range cooker, American fridge freezer and modern integrated appliances. The dining area has a vaulted ceiling with space for a large table, feature glazing, Velux windows, and two sets of French doors opening onto the garden from two aspects, flooding the space with natural light. The property also benefits from a generous cellar, suitable for a variety of uses.

Stairs rise from the reception hall to a spacious first floor landing with an office area with useful built-in storage. It gives access to a rear aspect principal bedroom with extensive fitted storage and a contemporary en suite shower room, two further double bedrooms and a modern family bathroom with bath and separate shower enclosure.



Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a block-paved driveway providing private parking and giving access to the detached 385 sq ft studio annexe with underfloor heating. A wooden-floored sitting room/bedroom with a bay window, a vaulted ceiling with exposed A frame beams, a feature fireplace with woodburning stove, a fitted kitchen area, French doors to the garden and a contemporary fully-tiled shower room. The well-maintained part-walled wraparound garden is laid mainly to areas of terraced level lawn bordered by well-stocked flower and shrub beds and features a garden store, barbecue area, a paved seating/dining area and a large raised paved garden terrace off the sitting room, the whole ideal for entertaining and al fresco dining.

Location

Thursley is an attractive village with a village green, church, village hall, nursery, pub, playground and Thursley Common, a national nature reserve and SSSI,

all surrounded by beautiful Surrey Hills countryside, ideal for walking, cycling and horse riding. The nearby towns of Godalming, Haslemere and Farnham offer extensive quality high street and independent shopping, supermarkets, restaurants, cafés, pubs and bars and excellent leisure amenities including tennis and golf clubs, leisure centres and hotels with spas. Transport links are excellent: the A3 gives access to the south coast and connects to the M25 road network, giving further access both to Heathrow and Gatwick Airports and to central London, and Milford (4.6 miles) and Witley (4.9 miles) stations offer regular services to central London.



Distances

- A3 (Petersfield Bypass) 0.7 mile
- Godalming 5.8 miles
- Haslemere 7.4 miles
- Farnham 8.1 miles
- M25 (Junction 10) 18.4 miles
- London Heathrow Airport 33.8 miles
- London Gatwick Airport 33.8 miles
- Central London 41.6 miles

Nearby Stations

- Milford
- Witley
- Godalming station

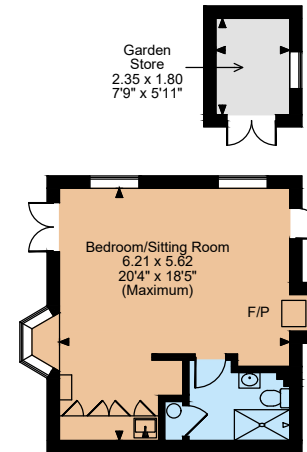
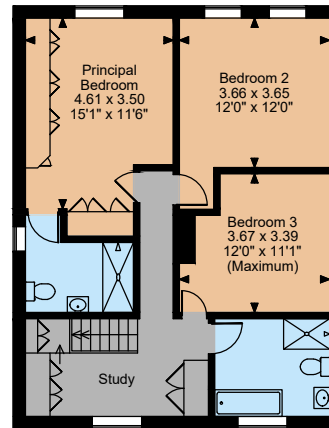
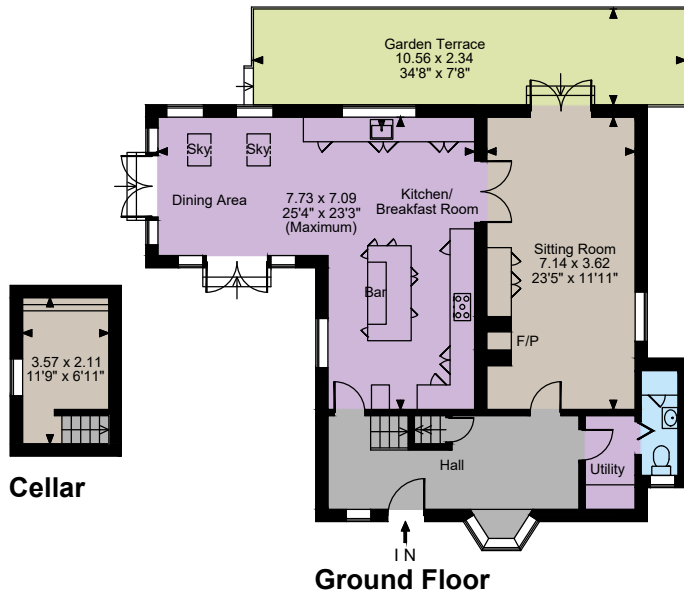
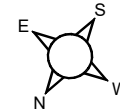
Key Locations

- Winkworth Arboretum
- Loseley Park
- Guildford Castle

Nearby Schools

- Barrow Hills
- King Edward's
- Guildford High School
- Royal Grammar School Guildford
- Charterhouse
- Aldro
- Prior's Field
- St. Catherine's





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,807 sq ft (168 sq m)
Garage Store internal area 46 sq ft (4 sq m)
Annexe internal area 385 sq ft (36 sq m)
Garden Terrace external area 266 sq ft (25 sq m)
Total internal area 2,238 sq ft (208 sq m)
For identification purposes only

Directions

GU8 6QA
what3words: ///glory.answer.playroom

General

Local Authority: Waverley Borough Council:
01483 523500

Services: Main water, electricity and drainage. Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

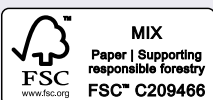
Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
struttandparker.com

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