



# Rose Cottage

The Lane, Thursley, Godalming, Surrey










**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# A charming Grade II listed cottage with attractive accommodation, in a sought-after Surrey conservation area

A delightful period cottage with two bedrooms and a wealth of charming original features, set in a peaceful location in the small village of Thursley. The cottage is just moments from the stunning woodland and open countryside of Hankley Common and Thursley Nature Reserve, while the sought-after towns of Godalming, Haslemere and Farnham are all within reach.

|   |                          |   |                             |   |                             |
|---|--------------------------|---|-----------------------------|---|-----------------------------|
|  | <b>2 RECEPTION ROOMS</b> |  | <b>2 BEDROOMS</b>           |  | <b>1 BATHROOM</b>           |
|  | <b>GARAGE</b>            |  | <b>GARDEN, SUMMER HOUSE</b> |  | <b>FREEHOLD</b>             |
|  | <b>VILLAGE</b>           |  | <b>729-1025 SQ FT</b>       |  | <b>GUIDE PRICE £550,000</b> |



## The property

Rose Cottage is a charming two-bedroom semi-detached property, showcasing attractive red brick and tile elevations. Inside, it offers an abundance of character features, including exposed timber beams and original fireplaces, complemented by elegant, understated modern fittings and décor. Recent renovations by the current owner consisted of re-wiring, new carpeting, and the installation of a new bathroom. The ground floor has two comfortable reception rooms, including one to the front, which has a handsome original fireplace fitted with a woodburning stove, plus built-in cupboard space and shelving. There is also a light and airy sitting room with a dual aspect, including French doors opening onto the west-facing garden and connecting to the rear patio. The sitting room could also be used as a dining room and is ideal for entertaining with its connection to the outside space. Adjoining the sitting room, the kitchen is fitted with modern units to base and wall level and wooden worktops, as well as providing under-counter space for all the necessary appliances. There are two well-presented double

bedrooms on the first floor, both of which share similar proportions and benefit from dual aspects, as well as displaying charming exposed timber beams. The principal bedroom has built-in storage with the second bedroom having an airing cupboard. The shower room is located on the ground floor, with its floor-to-ceiling tiling and modern walk-in shower unit. The property has lapsed planning permission to enlarge the ground-floor sitting room and the bedrooms, including converting one into an en suite. There is lapsed planning permission for the demolition of the existing extension and creation of a larger principal bedroom with en suite shower room, together with a creation of a larger open-plan kitchen/dining/family room on the ground floor. These plans can be viewed on the Waverley Borough Council planning website under the planning reference WA/2021/01199. Planning submission has been applied for to renew the approved plans.





## Outside

The property is set on a sought-after singletrack, no-through road. There are gardens to both the front and side of the house, with a south and west-facing aspect welcoming plenty of sunlight throughout the day. There is also a patio area for al fresco dining. A further outbuilding provides a well-equipped utility room with modern appliances, sink, storage and worktop space. A separate door leads to a secondary area with garden storage. The idyllic secluded garden is surrounded by mature trees and woodland, belying its' central village setting.



## Location

Rose Cottage is situated in a sought-after position in the village of Thursley and surrounded by the beautiful countryside of the Surrey Hills. The semi-rural location is a particular feature of the property, but it is also conveniently placed for local market towns.



Thursley National Nature Reserve, Hankley Common, Frensham Common and Frensham Little Pond are nearby with miles of walking and riding in this Area of Outstanding Natural Beauty. There is also sailing at Frensham Great Pond.

Thursley has a community-run local pub (just a short walk away) and a village hall, while nearby Godalming, Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities, with the larger centres of Guildford, Basingstoke and Winchester further afield.

Mainline stations are at Farnham, Haslemere and Milford. The A3 and M3, which link with the M25 and the south coast, are just a short drive away.

## Distances

- Elstead 3.2 miles
- Farnham 7.7 miles
- Haslemere 7.8 miles
- Guildford 10.2 miles

## Nearby Stations

- Milford 5.3 miles
- Farnham 7.7 miles
- Haslemere 7.8 miles

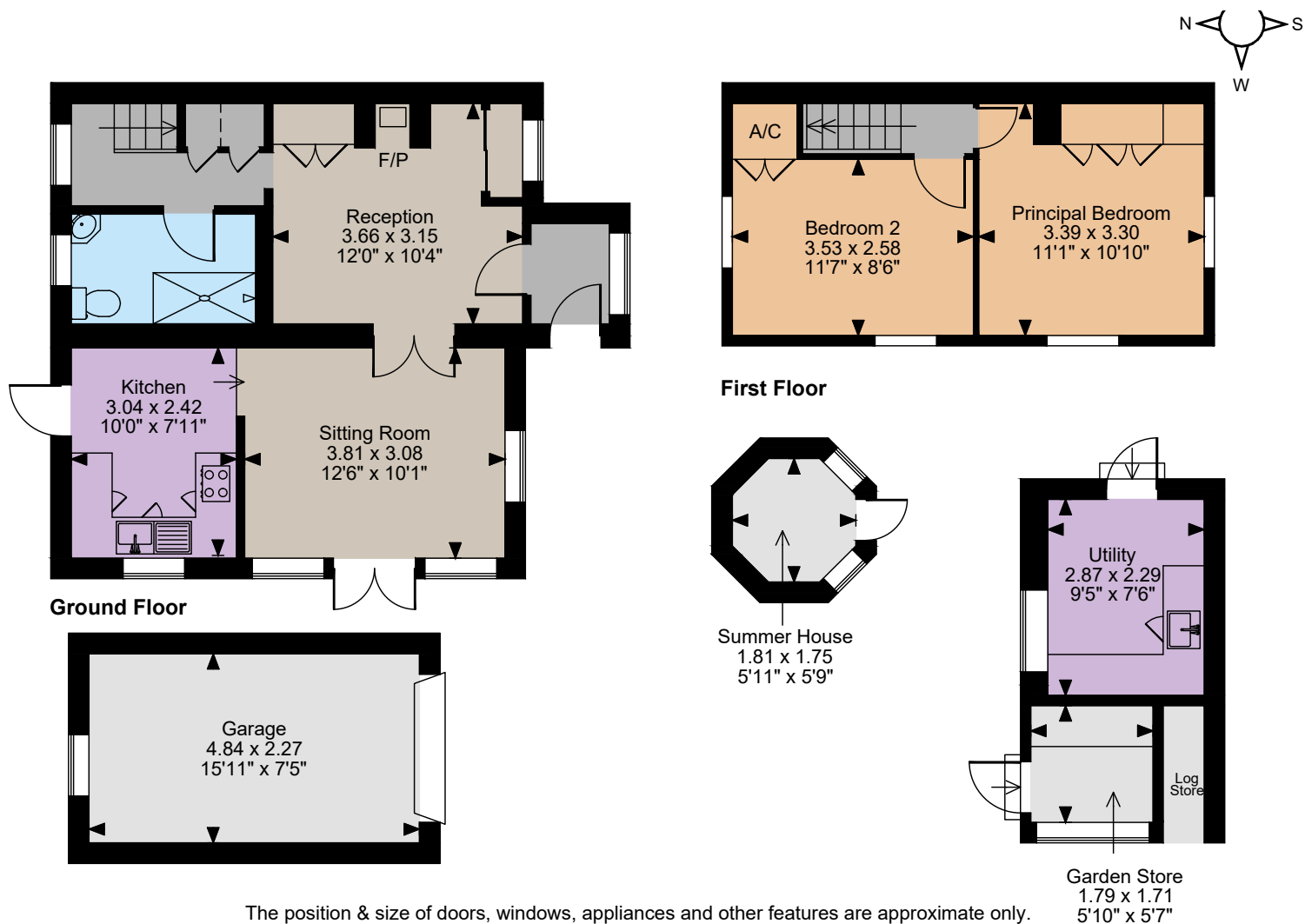
## Key Locations

- Thursley National Nature Reserve
- Hankley Common
- Witley & Milford Commons

## Nearby Schools

- St James' Primary School 2.8 miles
- St Johns' Infant School 3.8 miles
- King Edward's Witley 6.8 miles





## Floorplans

Cottage internal area 729 sq ft (68 sq m)

Garage internal area 144 sq ft (13 sq m)

Outbuildings internal area 152 sq ft (14 sq m)

Total internal are 1025 sq ft (95 sq m)

For identification purposes only.

## Directions

Post Code: GU8 6QB

what3words: ///dreamers.active.skylights

## General

Local Authority: Waverley Borough Council

Services: All main services

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

Council Tax: Band F EPC Rating: F

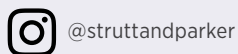
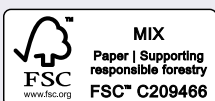
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Farnham

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