



HILL RIDGE HOUSE

SURREY



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A3 (Hindhead) 1.5 miles • Churt 1.75 miles • Haslemere 5 miles (London Waterloo 56 minutes)
Farnham 7 miles (London Waterloo 54 minutes) • Guildford 13 miles • London 40 miles
(Distances and times are approximate)

An imposing country house occupying a prime, private position at the head of its own valley.

Accommodation

Reception hall • Drawing room • Dining room • Study • Conservatory • Kitchen • Breakfast room • Cloakroom

Master bedroom with dressing room and en suite bathroom • Four further bedrooms • Family bathroom

Home office/studio • Utility room • Wine cellar

Detached garage building and car port

In all about 9.70 acres



Haslemere

72 High Street, Haslemere
Surrey GU27 2LA

Tel: +44 1428 664 800
haslemere.sales@clarkegammon.co.uk

www.clarkegammon.co.uk



Knight Frank LLP

1 West Street, Haslemere
Surrey GU27 2AB

Tel: +44 1428 770 560
haslemere@knightfrank.com

www.knightfrank.co.uk

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Your attention is drawn to the Important Notice on the last page of the brochure.





Location

Hill Ridge House is located a short distance away from the popular commuter village of Churt on the Surrey/Hampshire border. The surrounding west Surrey countryside forms part of the Surrey Hills Area of Outstanding Natural Beauty (AONB) and is on the edge of the South Downs National Park. The village of Churt itself has a primary school, church and pub as well as cricket and tennis clubs. The village also has a shop supplying most things needed for day to day living, while more extensive shopping facilities are available in the nearby towns of Haslemere, Farnham and Guildford.

There is an exceptional choice of schools in the area including The Royal Senior School and St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Cranleigh School slightly further afield.

Communications in the area are excellent, with the A3 at Hindhead providing easy access to London and the M25, as well as Gatwick, Heathrow and Southampton airports.

Sporting facilities include golf at Hindhead, Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.





The Property

Positioned to make the most of its fabulous setting in the grounds, Hill Ridge House sits at the head of an impressive private valley which drops away to the north offering far-reaching views of the surrounding countryside beyond. Internally, the property benefits from a number of well-proportioned rooms offering well laid-out family accommodation over three floors, suiting perfectly the needs of the modern family. The principal reception rooms are located to capitalise on the exceptional views, with the abundance of windows on this elevation allowing for the property to be flooded with natural light throughout the day.

Hill Ridge House has been well looked after over the years, but now offers the incoming purchaser a wonderful opportunity either to remodel and modernise the existing property or to take advantage of the current planning consent.

Gardens and Grounds

The property is accessed via double timber electric gates leading to a courtyard with a double garage and car port, this space also providing parking for numerous cars. Through a further set of brick piers is the entrance to the formal driveway; this then winds down through the grounds sweeping round to the side of the property to give a wonderful sense of arrival on approach.

The property benefits from some beautiful York stone terracing completely surrounding the property, with some larger terraced areas and an ornamental pond. The grounds have been extensively landscaped by the current owners featuring wonderful level areas, ideal for a grass tennis court and football pitch for children. The remainder of the land is mainly grassland but with some areas of woodland and paddock.

Local Authority

Waverley Borough Council 01483 523 333

Planning Permission

Please note that planning consent exists under reference number [WA/2009/1894](#) for a replacement of the existing property with a new dwelling of over 7000 square feet.

Services

Mains water, electricity and gas-fired central heating. Private drainage.

Postcode

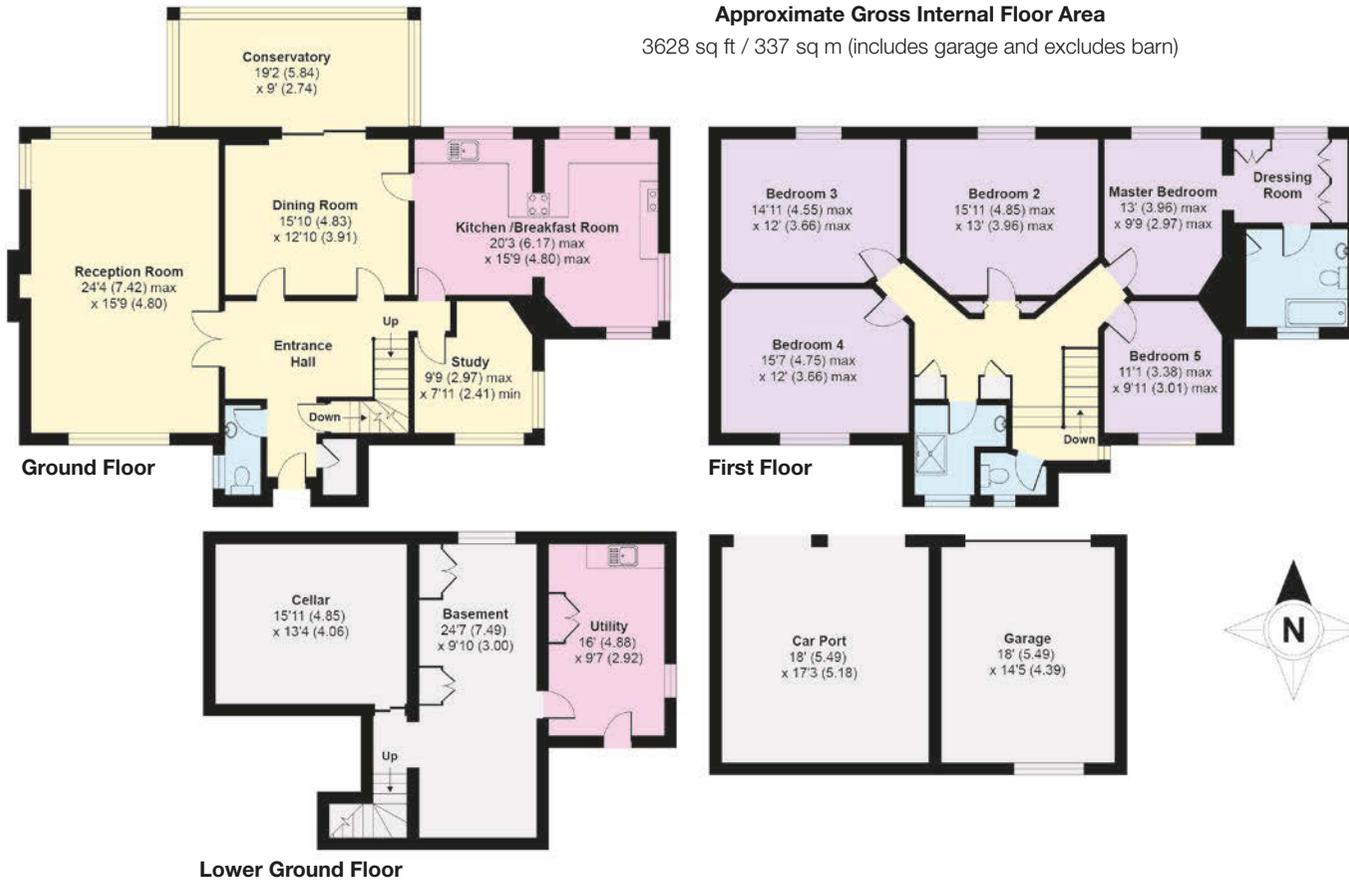
GU26 6RL

Directions

Exit the A3 immediately after leaving the Hindhead tunnel heading south. Take the first exit to Hindhead village and in the centre of the village at the roundabout turn left on to the A287 (signed Churt and Farnham). Continue along the A287 for about half a mile and as the road bends round to the left take the right hand turning on to Tilford road. Continue for approximately 1 mile, and the oak entrance gates to Hill Ridge House will be found on your right hand side.

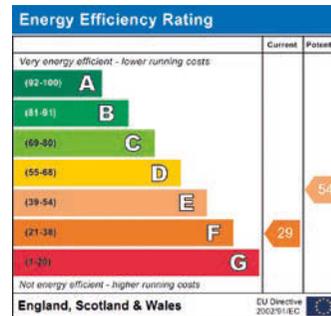


Approximate Gross Internal Floor Area
3628 sq ft / 337 sq m (includes garage and excludes barn)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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