

An aerial photograph of a large, white, two-story house with a red-tiled roof. The house features multiple dormer windows and a central entrance with a small porch. To the left of the house is a circular pond with a fountain, surrounded by a stone path and lush greenery. The property is set in a rural area with rolling hills and dense trees in the background. A paved driveway is visible in the foreground.

CHURCHILL
COUNTRY & EQUESTRIAN

HIGH SPRINGFOLD
SURREY

HIGH SPRINGFOLD, WYKEHURST LANE, EWHURST, CRANLEIGH, SURREY, GU6 7PF

A unique detached property with some 5.5 acres and stunning views to the Surrey Hills, Blackdown and the South Downs. Direct bridleway access from the property with and fantastic walking and riding routes on the doorstep.

Cranleigh 3 miles, Guildford 11 miles (Waterloo 54 mins), A3 12 miles, Gatwick 20 miles, Heathrow 34 miles

Reception hall | Cloakroom | Sitting room | Kitchen breakfast room | Utility room | Dining room | Study | Boot & boiler room | Principal bedroom with ensuite | 4 Further bedrooms 2 with en suite | Family bathroom | Double garage | Stable | Large detached work room and store / gardens, grounds, woodland & paddocks, some 5.5 acres. EPC Rating D



The property

High Springfold sits within its own grounds in a tranquil setting, with arresting views over the land to the surrounding countryside. Set in a unique, elevated position the property enjoys outstanding views to Pitch Hill and Holmbury Hill to the north, to Blackdown in the west and far-reaching views to the South Downs. High Springfold is arranged over two floors, the front door opens onto a spacious reception hall with cloakroom and oak staircase leading to the first floor. The double aspect sitting room with wide bay window has an exposed brick chimney breast and woodburning stove and double doors leading to the terrace. The sizeable triple aspect kitchen/breakfast room is fitted with a range of Shaker style units, Siemens appliances, space for a table with direct views to Pitch and Holmbury Hills. Also with views to the Hills are the dining room, study and 2 bedrooms. Bedroom five is on the ground floor with bay window to the front and is served by an en suite bathroom. Also on the ground floor is the boot room, a must for any country house, and includes the oil-fired boiler which serves the hot water & central heating system. A large landing on the first floor gives access to four bedrooms, two of which are en suite, and the family bathroom.

Outside

Approaching the property along the private driveway, the location quickly becomes apparent as the superb views become visible. The formal gardens surround the house with large terrace, sitting area and ornamental pond with fountain; a post and rail fence encloses the garden and a gate gives access to the paddock beyond. A pathway leading to the woodland meanders through the trees and gives direct access to the adjoining bridlepath. Cranleigh Golf Course is adjacent to the bridlepath. To the front of the property is a further paddock and drive leading to the brick & timber stable. The main driveway with circular feature and lawn provides parking for many vehicles. To one side is the double garage and to the other is the substantial work room & store which could provide for many uses, subject to any necessary consent.







Location

High Springfold is situated within the picturesque village of Ewhurst which offers good everyday amenities including a village shop, garage and the Bulls Head Inn. The village is nestled at the foot of the Surrey Hills, an Area of Outstanding Natural Beauty which lends itself perfectly to walking, cycling and riding. The renowned Hurtwood Park Polo Club is a popular venue within the village. Further leisure facilities nearby include Cranleigh Leisure Centre, Cranleigh Golf & Country Club and Gatton Manor. Cranleigh neighbours Ewhurst and offers an abundance of restaurants, independent shops, supermarkets and a delightful weekly market.

The regional centre of Guildford is approximately 11 miles away and has a comprehensive range of shops, restaurants & coffee shops plus recreational facilities including G Live and the Electric and Yvonne Arnaud Theatres. There are a number of excellent schools in the area, both in the state and private sectors, which include Ewhurst CE Infant School, Cranleigh, Duke of Kent, Aldro, and Hurtwood House. Directions From Cranleigh, leave on the B2127 towards Ewhurst. Continue through the village to the mini roundabout by the Bulls Head Inn. Take the first exit onto the no-through private Wykehurst Lane. Continue along the Lane for approx .75 of a mile. Towards the end of the lane High Springfold is signposted on the right. Enter between the brick piers and follows signs to High Springfold.

FURTHER INFORMATION

Services: Mains water, electricity, and private drainage

Local authority: Waverley Borough Council

Tax Band: G

EPC: Band D

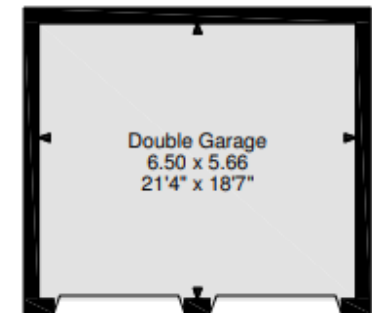
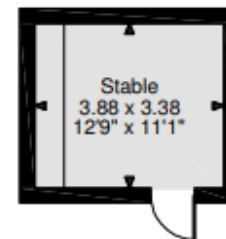
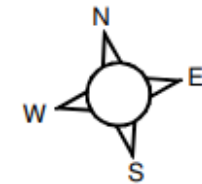
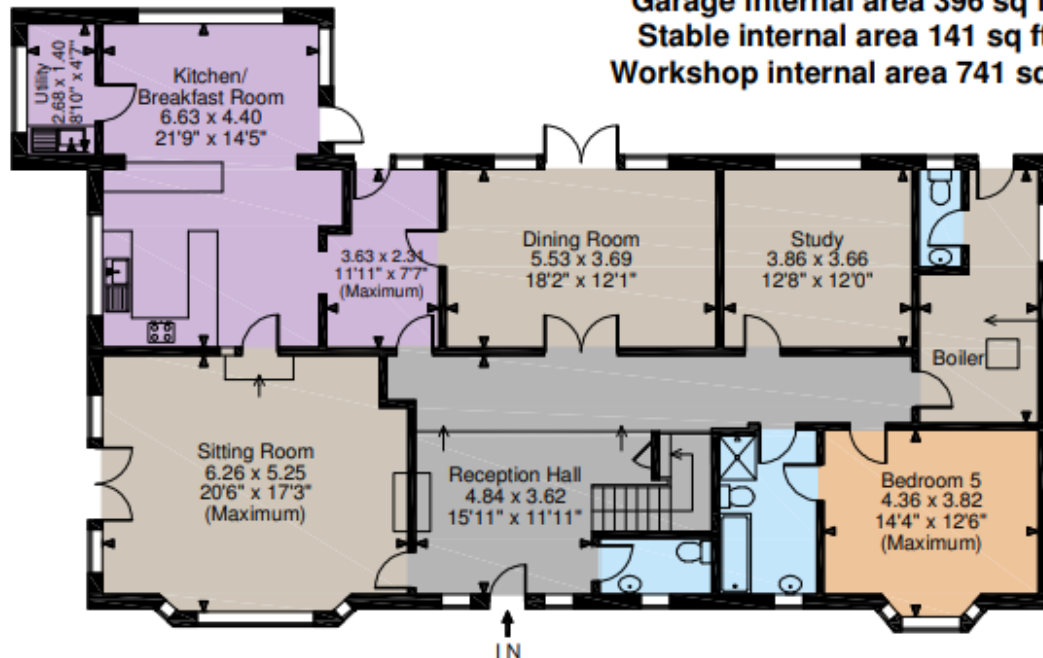
Tenure: Freehold

Photographs: Taken July 2022

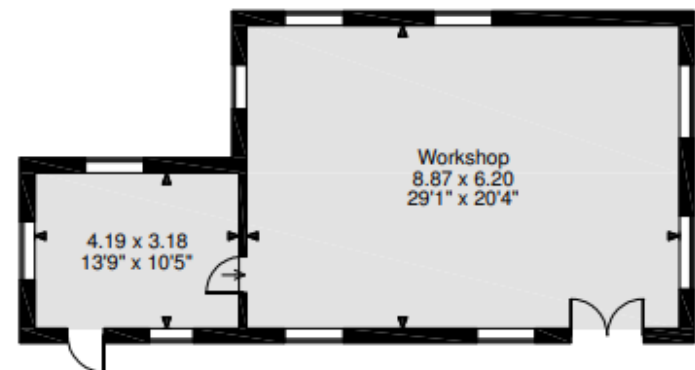
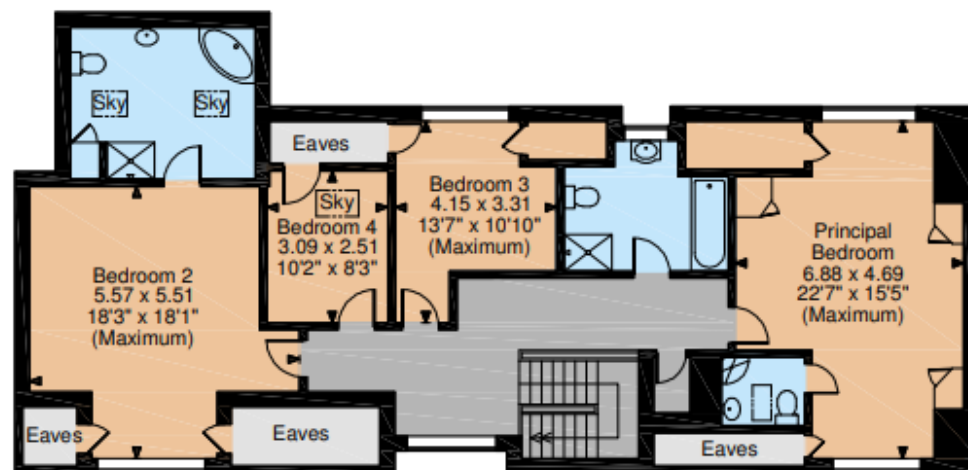
Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.

Promap: For indicative purposes only, not to scale.

High Springfold Wykehurst Lane, Ewhurst
Main House internal area 3,292 sq ft (306 sq m)
Garage internal area 396 sq ft (37 sq m)
Stable internal area 141 sq ft (13 sq m)
Workshop internal area 741 sq ft (69 sq m)



Ground Floor



Work Room

First Floor

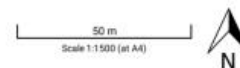
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The position & size of doors, windows, appliances and other features are approximate only.

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Contact details

Churchill Country & Equestrian

Event House

Wisborough Green

West Sussex

RH14 0DY

01403 700222

property@churchillcountry.com

CHURCHILL
COUNTRY & EQUESTRIAN



UKLANDand
FARMS.co.uk

