



**BLACKHOUSE**

THORPE

**BUCKINGHAMS**





# Blackhouse

Coldharbour Lane • Thorpe • Surrey • TW20 8TE

£1,850,000 Freehold

A unique & truly outstanding Grade II Listed home thought to date from the seventeenth century with later additions, comprising a stunning main house plus two wings providing useful annexe accommodation, enjoying a wonderful private walled garden in the heart of Thorpe village.

- STUNNING GRADE II LISTED FARMHOUSE
- FOUR DOUBLE BEDROOMS TO MAIN HOUSE
- GATED DRIVEWAY, DETACHED DOUBLE GARAGE
- SITUATED IN THE HEART OF THE VILLAGE
- A WEALTH OF CHARACTER FEATURES THROUGHOUT
- TWO & THREE BEDROOM WINGS/ANNEXES
- LOVELY, PRIVATE WALLED GARDEN
- VIRGINIA WATER & EGHAM BOTH 1.5 MILES DISTANT

## MAIN HOUSE

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • SITTING/DINING ROOM • KITCHEN/BREAKFAST/FAMILY ROOM • MASTER & GUEST BEDROOM SUITES • TWO FURTHER DOUBLE BEDROOMS • BATHROOM

## FLAT

OPEN PLAN KITCHEN/LIVING/DINING ROOM • THREE BEDROOMS • BATHROOM & SHOWER ROOM

## COTTAGE

SITTING ROOM • KITCHEN • CLOAKROOM • TWO BEDROOMS • SHOWER ROOM

GATED DRIVE TO DETACHED DOUBLE GARAGE • LOVELY WALLED GARDENS

## Description

Blackhouse is a wonderful find; this is an excellent example of a grand farmhouse believed to date from the seventeenth century, which has been lovingly restored by the present owners over the last decade to provide a beautiful environment for family living and entertaining alike. The two separate wings give any purchaser a great degree of adaptability, whether one requires space for extended family/home working or is looking for rental opportunities (both wings are currently let), the location is superb, being in the characterful heart of the village and with the highly regarded TASIS private school on the doorstep and the private garden is a delight. This is an incredibly rare treat of a property which we strongly recommend viewing.

## Directions

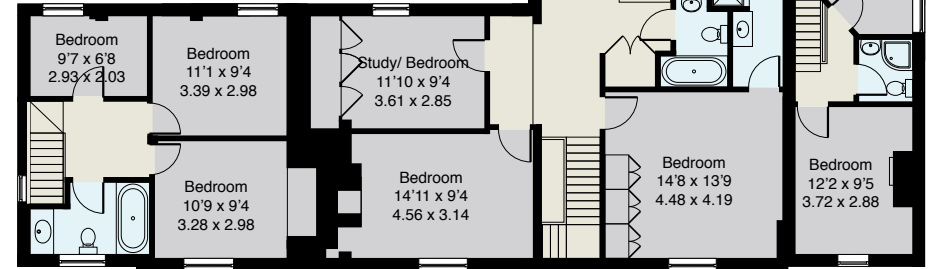
From our offices on Station Approach, Virginia Water turn right onto Christchurch Road and after passing the rail station on the right, at the traffic lights proceed straight across onto Sandhills Lane. Follow this road down the hill, passing Thorpe Green to the left and at the roundabout at the end, take the 2nd exit to proceed into Thorpe village. Turn right into Coldharbour Lane opposite the Red Lion public house and after the pedestrian crossing for TASIS school Blackhouse will be seen straight ahead, on the corner of Church Approach.

Approximate Gross Internal Floor Area :		EPC :
Main House	265.76 sq m / 2861 sq ft	D55.
Flat	97.26 sq m / 1047 sq ft	D56.
Cottage	62.56 sq m / 673 sq ft	D62.
Garage		37.31 sq m / 402 sq ft
Outbuildings		21.85 sq m / 235 sq ft
<b>Total</b>	<b>484.74 sq m / 5,218 sq ft</b>	

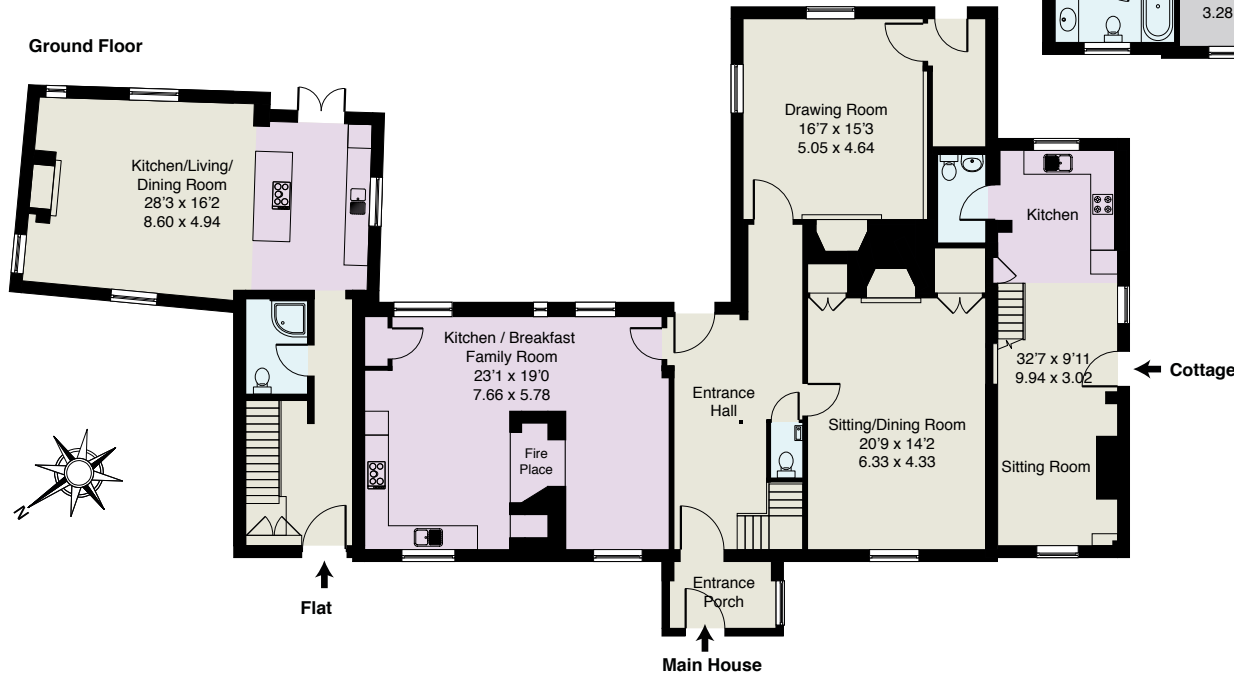
**Detached Outbuildings**



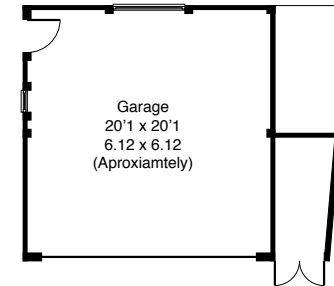
**First Floor**



**Ground Floor**



**Detached Garage**



Council Tax Band H.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: BB010211223 HPI ©2022 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

01344 845050







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