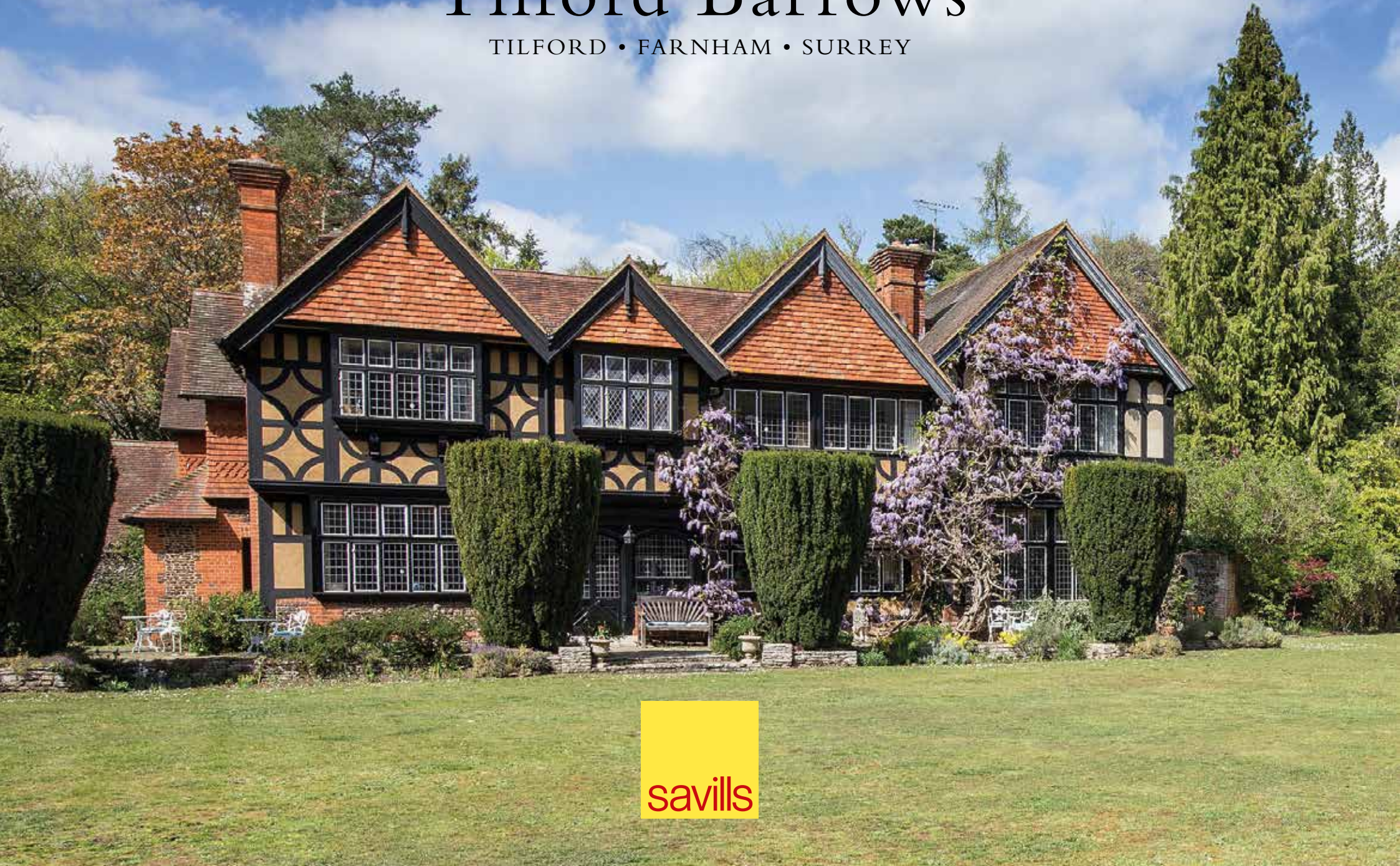


Tilford Barrows

TILFORD • FARNHAM • SURREY



savills



Tilford Barrows

TILFORD • FARNHAM • SURREY

*Set within its own woodland in the
heart of the Surrey Hills*

Entrance hall, drawing room, sitting room, study, dining room, kitchen, utility,
cellar, office, bootroom, cloakroom.

Master bedroom, five additional bedrooms, bathroom, shower room, shower room.

Potential to create a self-contained flat, collection of outbuildings,
two double garages, garden, woodland.

Approximately 10 acres



SAVILLS

39 Downing Street

Farnham, Surrey GU9 7PH

01252 729000

farnham@savills.com

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





SITUATION

Tilford Barrows enjoys an enviable location, between the attractive villages of Tilford and Elstead in the middle of the Surrey Hills Area of Outstanding Natural Beauty.

The village of Tilford, has a picturesque cricket green, two public houses and a shop/Post Office. This part of Surrey is renowned for its natural beauty and its accessibility from London.

The nearby market town of Farnham, which is less than 4 miles away, offers an extensive range of shops, restaurants, boutiques, coffee shops and supermarkets, including Waitrose. The larger county town of Guildford, which is less than 14 miles away, is one of Surrey's principal shopping centres. Transport links from Tilford Barrows are excellent. The 'Milford Junction' of the A3 is 3.5 miles away from the property, provides access to London and the South Coast. There are train stations at Farnham (services to London Waterloo in under an hour) and Guildford (services to London Waterloo from 37 minutes). Tilford Barrows is conveniently located for two international airports, Heathrow & Gatwick and the private airport at Farnborough.

There are a number of schools in the area including; Amesbury, St. Edmund's, Frensham Heights, Edgeborough and Charterhouse. For outdoor enthusiasts, this part of Surrey offers excellent walking and riding opportunities in the nearby countryside including Hankley Common and Frensham Common, both owned by The National Trust as well as Alice Holt Forest.

Racing is available at Goodwood and Sandown Park, The Bourne tennis club is in Farnham, there is polo at Cowdray Park and sailing at both Chichester Harbour and nearby Frensham Ponds. Golf is also available nearby at clubs including; Hindhead, Liphook and Hankley Common. Farnham also provides The Bourne tennis club.





DIRECTIONS

From London take A3 heading South. After 30.3 miles, take the Milford exit (A283). At the roundabout, take the 3rd exit, signposted Farnham/Elstead B3001. At the second roundabout take the 1st exit (onto B3001) towards Farnham/Elstead. Continue along the B3001, through Elstead, over the bridge, for about 3.5 miles. You will go past the Donkey pub on your left and the Entrance to Tilford Barrows will be on your left.

From Farnham town centre, follow the one way system along South Street and at the traffic lights cross over the A31 and proceed past the station. After crossing the railway take the left fork onto Waverley Lane (B3001). Proceed for approximately 3 miles. After passing Waverly Abbey the road becomes Charles Hill and proceeds at an incline. The entrance for Tilford Barrow will be on your right.

DESCRIPTION

Tilford Barrows is an impressive country house understood to have been built in 1883. Set in about 10 acres and facing south with the potential of good views, the house sits in a very desirable spot, tucked away in a secluded woodland setting between Elstead and Tilford. Tilford Barrows is an excellent example of a large Victorian family house with a mass of retained original features typical of the period with beautifully proportioned, balanced accommodation with particularly light rooms with high ceilings. The house which is not listed, has been in the same family for almost 50 years and therefore provides an exciting opportunity for an incoming buyer.

The three principal reception rooms offer generous and elegant accommodation and with access to the spacious terrace and gardens are ideally suited to formal entertaining as well as relaxed family living. The drawing room and sitting room both have beautiful feature fireplaces and a large box bay window enjoying views out to the gardens. The dining room shares the same garden views and is adorned with traditional wall panelling and a more delicate fireplace, there is also a study. The accommodation on the first floor comprises six bedrooms, including the spacious master bedroom, with the neighbouring smaller bedroom becoming an en suite. The layout allows for excellent flexibility.

Within the house on the first floor there is a second kitchen with adjoining bedroom, sitting room, cloakroom and bathroom creating a self-contained flat.



GARDENS AND GROUNDS

The gardens and grounds at Tilford Barrows contributes to the enchanting setting. The approach to the house is via a secluded driveway that wends its way through mature rhododendrons and takes you to a parking area at the front of the house. The area to the rear and southern side of the house features a paved terrace and beautiful wisteria growing up the rear elevation. The garden is mainly laid to lawn, with the perimeter bordered by mature shrubs including azaleas, rhododendrons which are interspersed with trees, creating a parkland setting. The entire garden and woodland measures approximately 10 acres.

Situated away from the house is a summer house offering secondary accommodation.

OUTBUILDINGS

Tilford Barrows has a number of usable outbuildings in the form of two double garage, barns and storerooms.

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Oil fuelled central heating.

Postal Address: Tilford Barrows, Tilford, Farnham, Surrey, GU10 2AU

Local Authority: Waverley Borough Council 01483 523333

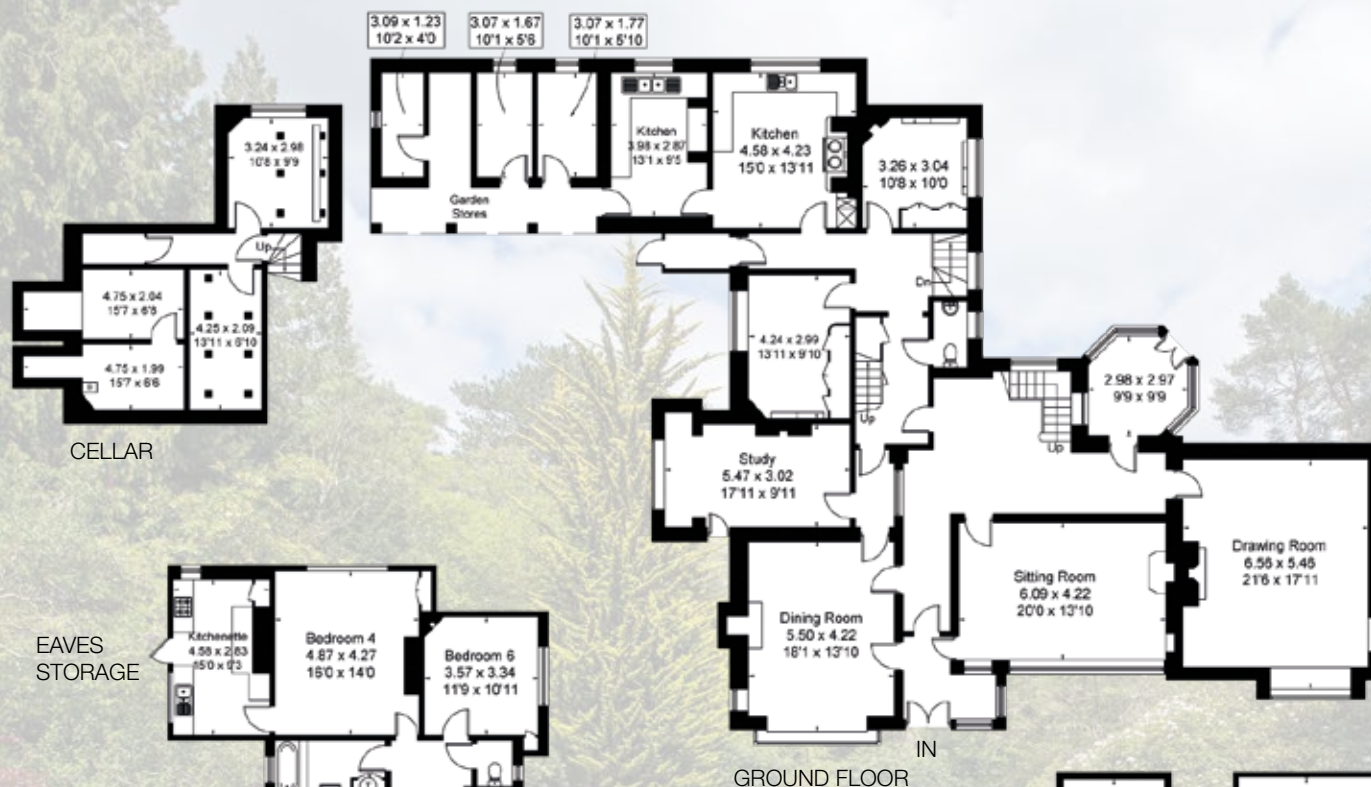
Fixtures & Fittings: All fitted carpets, curtains and light fittings are included. Garden statuary is specifically excluded from the sale but may be available by separate negotiation.

Viewing: Strictly by appointment with Savills.



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. CA 15/05/19 Kingfisher Print and Design Ltd. 01803 867087.



TILFORD BARROWS
 Approximate Gross Internal Area:
 485.9 sq.m. / 5230 sq.ft.
 Cellar: 42 sq.m. / 452 sq.ft.
 Garage: 69 sq.m. / 743 sq.ft.
 Outbuildings: 107.2 sq.m. / 1154 sq.ft.
 Total: 702.3 sq.m. / 7560 sq.ft.
 Including limited use area: 4.5 sq.m. / 48 sq.ft.

EAVES
STORAGE





savills