



Handsome property with guest cottage in a secluded setting

Crooksbury Road, Farnham, Surrey, GU10

Freehold

savills



5 Reception rooms • 5 bedrooms • 2 Bedroom cottage • 2 Single garages • Secluded gardens including outdoor swimming pool • Summer House • Approximately 4.37 acres including area of woodland • Approximately 2.5 miles from Farnham town and train station

Local Information

Bracken House is located on the southern fringes of Farnham within the parish of Tilford. The village has a picturesque cricket green, two public houses and a shop/Post Office. The village is surrounded by glorious countryside.

Farnham is a handsome Georgian market town, which is approximately 2.5 miles away and has an extensive range of eateries including Cote, Bills and Gail's Bakery along with a variety of branded and independent shops, coffee shops and supermarkets including a Waitrose. The county town of Guildford offers a greater variety of shopping and recreational facilities.

The A31 is close-by and provides swift access to the A3, M3 (Junc.4) and the national motorway network as well as Heathrow, Gatwick and Southampton Airports. The mainline railway station in Farnham operates regular trains to London Waterloo.

There is an excellent choice of schools in the Farnham, Guildford and surrounding areas. These include Edgeborough, Frensham Heights, More House, St Edmunds, Amesbury, The Royal School, Aldro, Charterhouse, Prior's Field, The Royal Grammar School, Guildford High School and Tormead School.

Sporting facilities include golf at Farnham, Hankley Common and Hindhead. There is also sailing at Frensham Ponds. Tennis is available at The Bourne tennis club and there is a David Lloyd in Farnham.

From Bracken House there is direct access on to Crooksbury Hill and Common where there are views over southwest Surrey and east Hampshire across to the South Downs. The surrounding commons of Hankley Common, Thursley Common, Bourne Woods, Frensham Great and Little Pond offers ample opportunities for walking, cycling and horse riding.

About this property

Bracken House is a substantial detached family house set in the popular parish of Tilford, positioned centrally within its plot, with a separate detached cottage.

Throughout, the property offers spacious and flexible living accommodation with grand proportions and many of the rooms enjoying excellent views over the parkland style gardens.

The reception hall with a log burner welcomes you warmly into the property and gives access to the reception rooms, which have generous ceiling heights and proportions. The main reception rooms comprise a double aspect sitting room and dining room both with feature open fireplaces.



Additionally there is a snug/tv den and a home office. A grand conservatory offers an additional room to dine in or sit comfortably enjoying the view over the garden, terrace and swimming pool.

The kitchen is fitted with solid wood cabinetry in a traditional shaker kitchen style with an AGA, built in appliances, kitchen island and granite work tops. There is also space for every day dining and double doors leading into the conservatory.

On the first floor there is a generous arrangement of five bedrooms all with built in wardrobes and boast views over the garden. There are two bathroom/showers, a separate WC and access to an extensive loft.

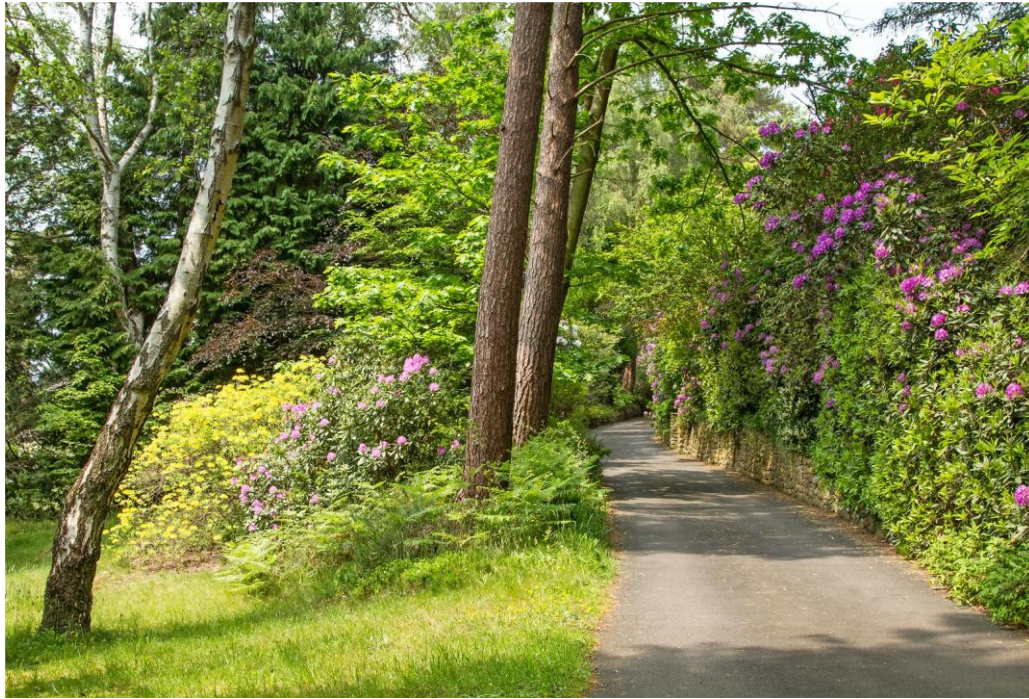
Bracken Cottage offers excellent secondary accommodation. The detached cottage comprises a sitting room, dining room and kitchen. On the first floor are two bedrooms and a bathroom. Within the cottage is a boiler room and a further office with separate access.

Outside Bracken house is approached by a long tarmac driveway bordered by a screen of established trees and Rhododendrons. The drive arrives in front of the house and provides parking for several cars.

The grounds surround the property on all sides, measuring approximately 4.37 acres. There is a stone terrace to the rear of the property which is perfect for entertaining during the summer months alongside the outdoor swimming pool. Much of the garden is laid out with a backdrop of Rhododendrons.

Additionally there is an area of woodland belonging to the property, offering the garden great privacy in a setting which is a real delight. A path leads through the woodland area where there is private direct access on to Crooksbury Hill and on to the Common.





Crooksbury Road, Farnham, Surrey, GU10
Gross Internal Area 3,136 sq ft / 291 sq m
Bracken Cottage and Garage 1,306 sq ft / 121 sq m
Garage 211 sq ft / 20 sq m
Summer House 131 sq ft / 12 sq m
Total 4,784 sq ft / 444 sq m

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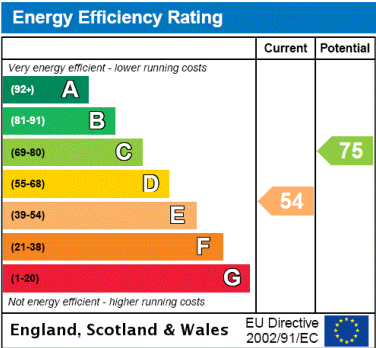
Services
Mains gas, electric and water.
Mains gas fired central heating.
Private Drainage.

Tenure
Freehold

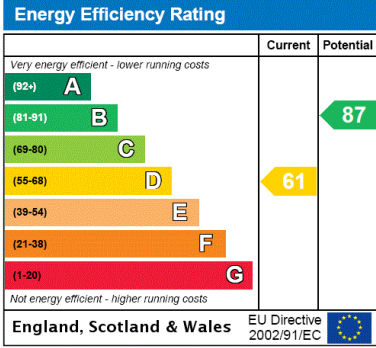
Local Authority
Waverley Borough Council,
Godalming

Energy Performance
Bracken House EPC Rating +
Bracken Cottage EPC Rating = D

Viewing
All view ings will be accompanied
and are strictly by prior
arrangement through Savills
Farnham Office.
Telephone: +44 (0) 1252 729 000



Bracken House EPC Rating = E



Bracken Cottage EPC Rating = D

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