



## Impressive & beautifully presented family house

**Maple House, Tilford, Farnham, Surrey GU10 2AL**

Freehold

**savills**





Impressive five double bedroom house • Beautiful interiors • Fabulous family kitchen • Dining terrace and south facing gardens • Double garage and wine store • Tilford village 0.5 mile

#### Local information

Farnham town centre and train station within 3 miles, Guildford 12.2 miles, A3 13 miles, London 42.3 miles. All distances are approximate.

Maple House is located on The Street around 800m from the centre of the village in the middle of the Surrey Hills AONB. 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, handsome Georgian market town of Farnham, which is less than 3 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 13 miles away, is one of Surrey's principal shopping centres. Transport links are excellent. The 'Milford Junction' of the A3 and the A31 (Hogs Back) are 4 miles 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). Maple House is conveniently located for the two international airports of 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. Within Tilford itself is the highly regarded Waverley Abbey junior school.

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.

#### About this property

Set behind electric gates and approached along a pretty gravel driveway with floral border, Maple House is a handsome detached family house that has undergone a complete refurbishment and considerable extensions in recent years. The property is now beautifully presented throughout with a number of memorable rooms and carefully styled interiors on both levels.

On the ground floor are three comfortable reception rooms (one currently used as a study) and an impressive family kitchen with a raised ceiling which offers





fantastic light and volume. Two sets of bi folding doors provide access onto an extensive south facing dining terrace, perfect for entertaining. The kitchen has been handmade with a delicate blend of modernity and character. Off the study is a professional (thermostatically controlled) wine cellar. There is also a practical laundry room (off the kitchen) and guest WC on this level.

Stairs lead up to a bright first floor landing with a large glass atrium filling the stairwell with light. The master bedroom provides views back over the garden with a stylish en suite bathroom and walk in wardrobe/ dressing room. There are four further double bedrooms and two family bathrooms on this level.

Outside, the gardens flow away from the house and stone dining terrace and are surrounded by mature trees offering excellent privacy. A large lawn has small floral edges, with an area of wild garden on the south eastern border giving space for storage sheds.

Ample parking is offered on the drive and within the double garage.

#### Directions

From Farnham, proceed south on South Street and cross over the A31 onto Station Hill. After passing the train station and railway crossing, take the left fork sign posted for Elstead and Godalming onto the B3001, Waverly Lane. Follow the road for approximately 2.5 miles, the road shall do a sharp left and right after passing Waverley Abbey and continue up a hill.

Take the next available turn on to Tilford Street, sign posted for Tilford. Maple House will be the first house on your left. Please note, the best post code for sat nav directions is; GU10 2AJ

Services: Mains gas and electric. Private drainage. Mains gas fired central heating.

#### Tenure

Freehold

#### Local Authority

Waverley Borough Council 01483 523333

#### Viewing

Strictly by appointment with Savills









**Maple House, Tilford, Farnham, Surrey GU10 2AL**

**Gross internal area (approx)** 318 sq m / 3419 sq ft

**Outbuildings** 33 sq m / 356 sq ft

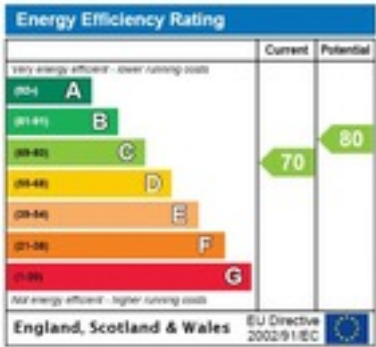
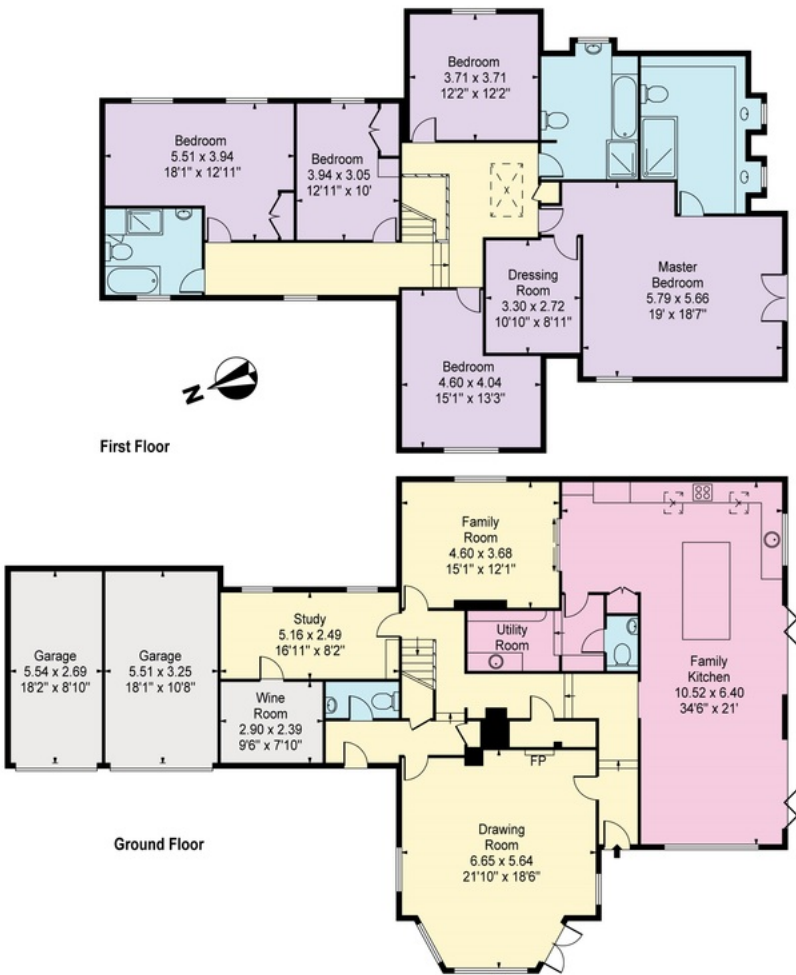
**Total** 351 sq m / 3775 sq ft



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