



Horsley House, Tilford, Farnham, Surrey

Freehold





MAJOR PORTION OF AN EDWARDIAN COUNTRY HOUSE SET WITHIN AROUND 6 ACRES OF GROUNDS ON THE EDGE OF A SOUGHT AFTER VILLAGE

Entrance Hall • Cloak Room • Drawing Room
• Handsome Dining Room • Lower Ground Floor
Family/Party Room • Kitchen • Utility, Laundry & Boot
Rooms • 5 Bedrooms & 3 Bathrooms • Glorious
Gardens & Grounds Including Paddocks And Woodland
Of Around 6 Acres • Gate Driveway • Double Garage
• Collection Of Out Buildings

Local Information

Horsley House is located on the edge of the beautiful village of Tilford, which is a much sought after part of Surrey. The village has a picturesque cricket green with active cricket club, tennis club, two public houses and a shop/Post Office.

Farnham, just three miles away, offers a comprehensive selection of amenities, shops and restaurants with a number of restaurants on the picturesque Castle Street and Lion and Lamb Yard. There is a Waitrose and Sainsbury's within the town with a larger Sainsbury's hypermarket on the edge of town.

More extensive shopping and entertainment can be found in Guildford, roughly 13 miles distant.

Communications from Tilford are excellent. The 'Miford Junction' of the A3 and the A31 (Hogs Back), provides access to the national motorway, London and the South Coast and Heathrow, Gatwick and Southampton airports and the coast. Farnham mainline station

provides services to London Waterloo (from 49 minutes).

Within Tilford is a primary school and the highly regarded Waverley Abbey junior school. There are a further choice of well-regarded schools in the area, which include Frensham Heights, Edgeborough, More House, St. Edmund's, Amesbury, The Royal School, Aldro, Priors Field and Charterhouse.

Tennis is available in Tilford village and at The Bourne tennis club and David Lloyd in Farnham. Golf is also available nearby at renowned clubs including, Hankley Common, Hindhead, Farnham and Liphook.

Directly accessible from Horsley House are excellent walking and riding opportunities across National Trust, Forestry Commission and RSPB land including Hankley Common and Frensham Common, Bourne Woods and Alice Holt Forest.



About this property

Horsley House occupies a major portion of an Edwardian country house, located in a quiet position with fabulous formal gardens and grounds that includes an area of woodland.

Understood to have been built in the 1900s the property offers spacious and flexible accommodation with grand proportions exceeding across 4,400 sq ft. Many of the rooms enjoy an excellent south facing view over the private, formal and parkland style garden and grounds. Throughout the interior proportions and style correctly reflect the age and character of the building and is well presented.

The entrance is via the original impressive porch, which arrives into a welcoming entrance hall, setting the scene for the rest of the property. Here there is a generous cloakroom. The reception rooms include a wonderful double aspect drawing room with a south facing curved bay window and a fire place with an elegant surround. There is a formal dining room with decorative arched cornicing that mirrors the set of three French doors that provide access to a terrace overlooking the formal gardens.

The kitchen occupies the west corner of the ground floor with triple aspect views. This is a real hub of the home with a breakfast bar for informal dining. There is an extensive range of traditional cabinetry and a range oven.

On the garden level is an excellent family/party room that is over 30 ft long with a wide south facing bay window allowing

natural light to fill the room. This room is full of character, with exposed beams, an angle nook fire place with log burner and two sets of French doors giving access out to the side of the house. On this level there is also a utility room/log store, laundry room and a storeroom.

The first floor accommodates a fabulous principal bedroom, which enjoys a south facing view of the garden and boasts built in wardrobes, a generous en suite bath room with double sinks, bath and separate shower. There are two further double bedrooms with built in wardrobes and a family bathroom. On the second floor there are two further bedrooms and a bathroom.

Outside, the property is approached by a gated driveway which is bordered by established rhododendrons and pine trees, which open up to reveal Horsley House provide the property a secluded setting.

The driveway arrives in front of the house and provides parking for several cars. There is a detached double garage which also provides a great amount of storage.

The gardens are a wonderful feature of the property, surrounding the south and west sides. On the south, rear side is a series of terraces, made of Yorkstone and laid to lawn providing a perfect setting for all fresco entertaining.





Horsely House, Tilford, Farnham, Surrey, GU10 2AJ
Gross Internal Area 4404 sq ft, 409 sq m
Garage 694 sq ft 64 sq m
Outbuildings 1,622 sq ft 151 sq m
Total 6,720 sq ft 705 sq m

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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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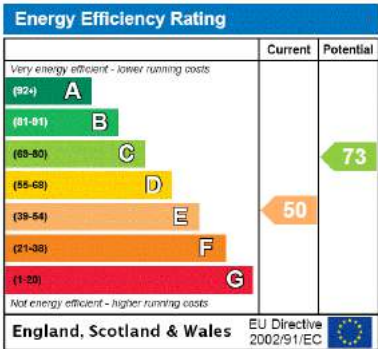
These formal areas of garden enjoy views across a further expansive of level lawn that is more parkland in style, planted with a selection of mature trees and a backdrop of rhododendrons.

Within these further ground are a series of outbuildings made up of stables, workshops and stores. There is also a vegetable garden and green houses.

Further on is an area of woodland which offer the garden and property a great amount of privacy in a setting which is a real delight.

In all the grounds measure approximately 6.2 acres.

Services; Main gas, electricity and water. Private drainage. Gas fired central heating.



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