



Wing of an Arts & Crafts house in a prime location

Summer Court, 86b Tilford Road, Farnham, GU9 8DS

Freehold





Original features • 3 reception rooms • Kitchen • Breakfast room • 5 Double bedrooms • 2 Bathrooms • 2 Garages with workshop • Delightful south facing grounds of approximately 1 acre

Local information

Summer Court is located in a highly sought after south Farnham within the Great Austins Conservation area. The Great Austins area is considered one of the premier addresses in south Farnham. Within 800m is the station and well regarded schools.

The Georgian market town of Farnham, no more than a mile away, offers an extensive range of branded and independent shops, supermarkets including a Waitrose, coffee shops and eateries including Cote and Gail's Bakery, a number of restaurants on picturesque Castle Street and the Lion and Lamb Yard. A further range of shopping, recreational and cultural amenities are available in the nearby county town of Guildford.

Communications are excellent, with Farnham's mainline station providing trains to London Waterloo (within an hour). The A31 providing easy access to the A3, M25 and the national motorway network, as well as Heathrow, Gatwick and Southampton Airports.

There is a good selection of schools in the area including South Farnham School, St Polycarp's Primary School, Potters Gate C of E Primary, St Andrews C of E Infant, Weydon School, Edgeborough, Frensham Heights and More House School.

There are many recreational activities locally including gyms and racket sports at The Bourne Club and also David Lloyd, golf at Farnham, Hankley and Hindhead and there is also sailing at Frensham Great Pond. Nearby Bourne Green is at the heart of Lower Bourne and is also home to tennis courts, a play area and is used for cricket and football.

Farnham has some wonderful countryside nearby including Farnham Park, Bourne Woods, Hankley and Thursley Common, and nearby National Trust owned beauty spots The Little and Great Ponds, Frensham and the Alice Holt Forest. All provide excellent walking, cycling and horse riding opportunities.

About this property

The property occupies a substantial portion of an Arts and Crafts house, understood to have been built circa 1905, which was then divided in the mid 1950's. Throughout, there are characterful features with classically proportioned and arranged accommodation. Subsequently, there have been later extensions to create garaging and a workshop and further ground floor reception space.

The delightful entrance arrives at a spacious entrance hall, where there is a cloakroom and ample under stairs storage. There is a handsome drawing room with a deep box bay window and an impressive feature inglenook



fireplace, exposed beams and wood flooring, with a door giving access to the garden. There is also a formal dining room. Both rooms boast ceiling heights, beams and cornicing expected of the Art & Crafts period.

The traditionally fitted kitchen connects to a breakfast room which continues round to a garden/family room. Both rooms have doors opening on to the terrace and garden enjoying a southerly aspect.

There is also a study.

The first floor accommodates a generous principal bedroom which has built in wardrobes and enjoys a view out over the gardens. There is an equally well sized guest bedroom, a further double bedroom and a family bathroom. There is also walk in linen cupboard. On the second floor there are two further bedrooms and a bathroom and excellent storage within walk in loft space.

Outside, the property is approached via a shared gravel driveway which offers parking for numerous cars. There are two attached garages which open into a workshop.

To the rear is a south facing terrace and garden. The paved terrace offers an area for alfresco dining, enjoying a view of an expanse of level lawn with well stocked borders and flower beds.

The garden continues with an area of formal garden, where you will find an open summer house overlooking a pond. The garden is surrounded by established planting and impressive trees and extends to about an acre.

Services; All mains.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





Summer Court, 86b Tilford Road, Farnham, GU9 8DS
Gross internal area (approx) 3,205.5 sq ft / 297.8 sq m
Outbuildings 498.4 sq ft / 46.3 sq m
Total 3,703 sq ft / 344.1 sq m

Savills Farnham
 01252 729000
 farnham@savills.com



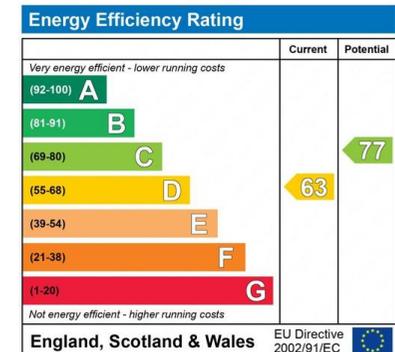
savills

savills.co.uk

For identification only. Not to scale.
 © Fourwalls



Drawn for illustration and identification purposes only by fourwalls-group.com 287955



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. 12020141 Job ID: 154763 User initials: ca

