

Charles Hill Court, Tilford, Farnham, Surrey





An exceptional country house combining French elegance and English charm, set in over 17 acres of beautifully manicured grounds.

Summary of accommodation

Main House

Ground floor: Reception hall | Domed circular library

Drawing room | Garden room | Dining room

Boot and cloak room | Kitchen/breakfast/dining room

Informal family room | Gymnasium | Wine cellar

Store room with internal and external access

First floor: Principal suite with dressing room and bathroom

Three further bedrooms (Two en suite) | Family bathroom

Sitting room/study | Further bedroom with en suite accessed

via separate staircase

Second floor: Further bedroom

The Gate Lodge

Kitchen/breakfast room | Sitting room | Two bedrooms

Cloakroom | Shower room | Bathroom

Pool House

Outdoor 20m swimming pool

Pool house with outdoor fireplace | Sauna | Kitchen

Changing rooms | Shower

Outbuildings

Two store rooms | Triple garage | Office and cloakroom

Two machinery barns

Garden and Grounds

Tennis court | Walled garden

Terraced cascading gardens



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Situation

Charles Hill Court occupies a commanding yet private elevated position to the north of Charles Hill; the area is renowned for its natural beauty and its accessibility from London. The property sits between the attractive villages of Tilford and Elstead in rural Surrey, both having their own picturesque cricket clubs, tennis clubs, and a selection of public houses and cafes.

The nearby market town of Farnham is less than 3.5 miles away, and offers an extensive range of shops, restaurants, boutiques, coffee shops and supermarkets, whilst the larger town of Guildford, one of Surrey's principal shopping centres, is less than 14 miles away.

Transport links from Charles Hill are excellent: the A3 'Milford Junction' is only 3.5 miles away, providing access to London and the South Coast; there are train services to Waterloo in under an hour from Farnham and under 40 minutes from Guildford; and the property is convenient for both Heathrow and Gatwick, as well as the private airport at Farnborough.

There are several well-regarded schools in the area, such as Amesbury, St. Edmund's, Barrow Hills, Frensham Heights, Edgeborough and Charterhouse.

For outdoor enthusiasts, the area offers excellent walking and riding opportunities, including Hankley Common and Frensham Common, both owned by the National Trust, and Alice Holt Forest. Also nearby, there is racing at Goodwood and Sandown Park, as well as tennis at The Bourne Club in Farnham, polo at Cowdray Park, local golf clubs at Hindhead, Liphook and Hankley Common, and sailing at both Frensham Ponds and Chichester Harbour. Charles Hill Court itself leads out into woodland through the back gate, from which there is easy access to a network of walks and bridlepaths.



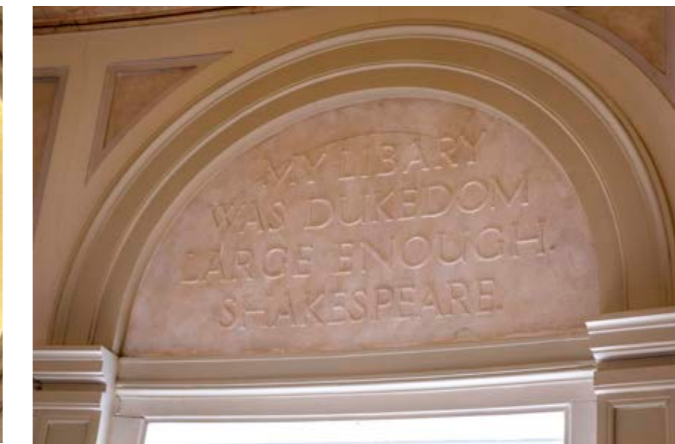
Distances

Farnham 3.4 miles (London Waterloo 53 minutes) ; Guildford 13.5 miles; Farnborough Private Airport 10.2 miles; Heathrow Airport 33.6 miles; London 42.4 miles. (Distances and times approximate).

History/Architectural Note

Built in 1908 for Elizabeth Antrobus of the Coutts banking family, Charles Hill Court was designed as the 'perfect country house for a lady'. The strikingly elegant architecture was the accomplishment of two famous architects: Detmar Blow (1867-1939), a British architect whose clients belonged chiefly to the British aristocracy; and Fernand Billerey (1878-1951), of French origin, whose primary client was the Duke of Westminster. Charles Hill Court combines the influences

of British, French and Dutch design, of which the French elements are said to be similar to that of Mary Antoinette's palace in Versailles. In combination, these styles form a truly unique and aesthetically pleasing design with an emphasis on light, volume and intricate detailing. Despite its heritage, Charles Hill Court is not listed, which offers an incoming buyer flexibility to extend or alter the existing house (subject to planning consent) – the current owner has completely refurbished the bathrooms, rewired the entire property, installed a new security system, and replaced the boilers to increase efficiency, as well as refurbishing the kitchen and carrying out minor configurational changes to open the spaces further.



Charles Hill Court

Charles Hill Court is accessed through large, iron, electric gates off Charles Hill. There is a long, sweeping drive, lined with giant Sequoia, which hints at the origin of the land as part of a larger estate. As the drive bends to arrive at the large parking area in front of the house, far-reaching views of the Surrey Hills open up to the south. A separate drive, which branches off adjacent to the gate lodge, provides access to the garaging and office, which are discreetly hidden from the house.

Upon entrance to the house through the front door, the eye is immediately drawn across the reception hall, library, and garden room, out to the south-easterly views of the Surrey Hills. The reception hall creates a splendid first impression of Charles Hill Court and is the ideal area to receive guests. The initial entrance comprises chequered floor tiles and panelled walls, from which double doors lead through to the library, featuring a cupola domed ceiling and cabinetry originally designed to house the first owner's collection of porcelain birds, now displayed at the V&A museum. She is thought to have been a literary scholar, which is supported by the relief plaster mouldings of literary quotes beneath the dome.

Doors lead through to the garden room and out onto the stone terrace, which runs the full length of the back of the house and is perfect for summer entertaining. To the east of the garden room is a long, formal drawing room, apparently modelled on the drawing room at Clarence House in Westminster, complete with 4 sets of French windows, elegant panelling, and a large, open central fireplace. The other end of the garden room leads through to a sizeable dining room, which continues through the boot room to an open kitchen comprising a Mercury gas range cooker, a breakfast bar and dining area to fully enjoy the stunning views. There is an additional informal sitting room with a wood burning stove, which leads through to a gym.









A wide stone staircase leads to the first floor, guided by a delicate French style wrought iron banister. The generous principal suite with en suite and dressing room is to the east of the property, with a further family bathroom and 4 bedrooms (3 en suite) also situated on this floor, thoughtfully positioned to enable the southeast facing windows to benefit from the morning light and splendid views. A butterfly staircase leads to the second floor which houses a fifth bedroom, again with an incredible outlook to the Surrey Hills. A separate staircase to the west of the house leads to a substantial sitting room/study and further en suite bedroom, providing perfect guest accommodation or integral staff flat.



Approximate Gross Internal Floor Area

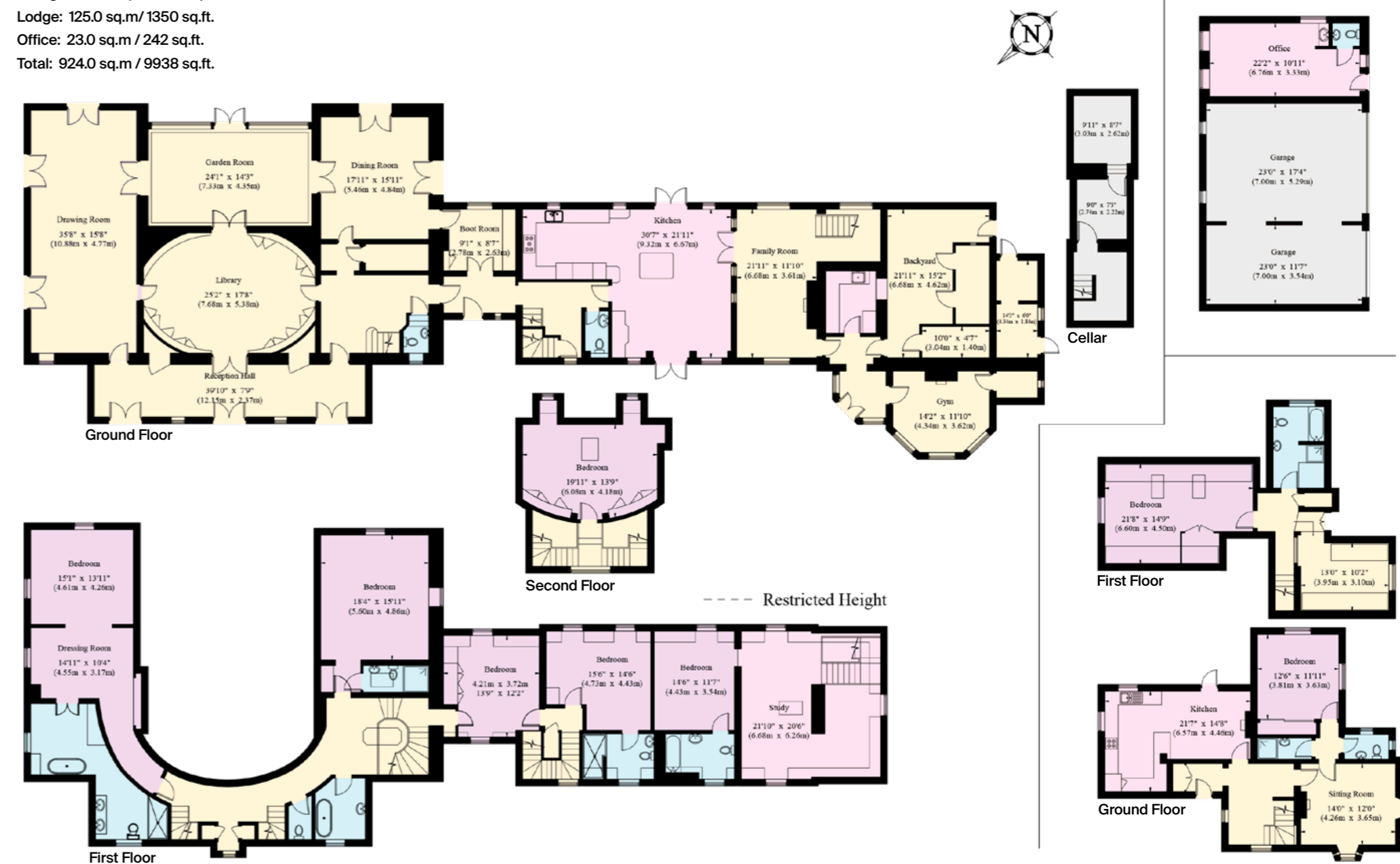
House: 713.0 sq.m / 7672 sq.ft.

Garages: 63.0 sq.m / 674 sq.ft.

Lodge: 125.0 sq.m / 1350 sq.ft.

Office: 23.0 sq.m / 242 sq.ft.

Total: 924.0 sq.m / 9938 sq.ft.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



The Gate Lodge



Garden and Grounds

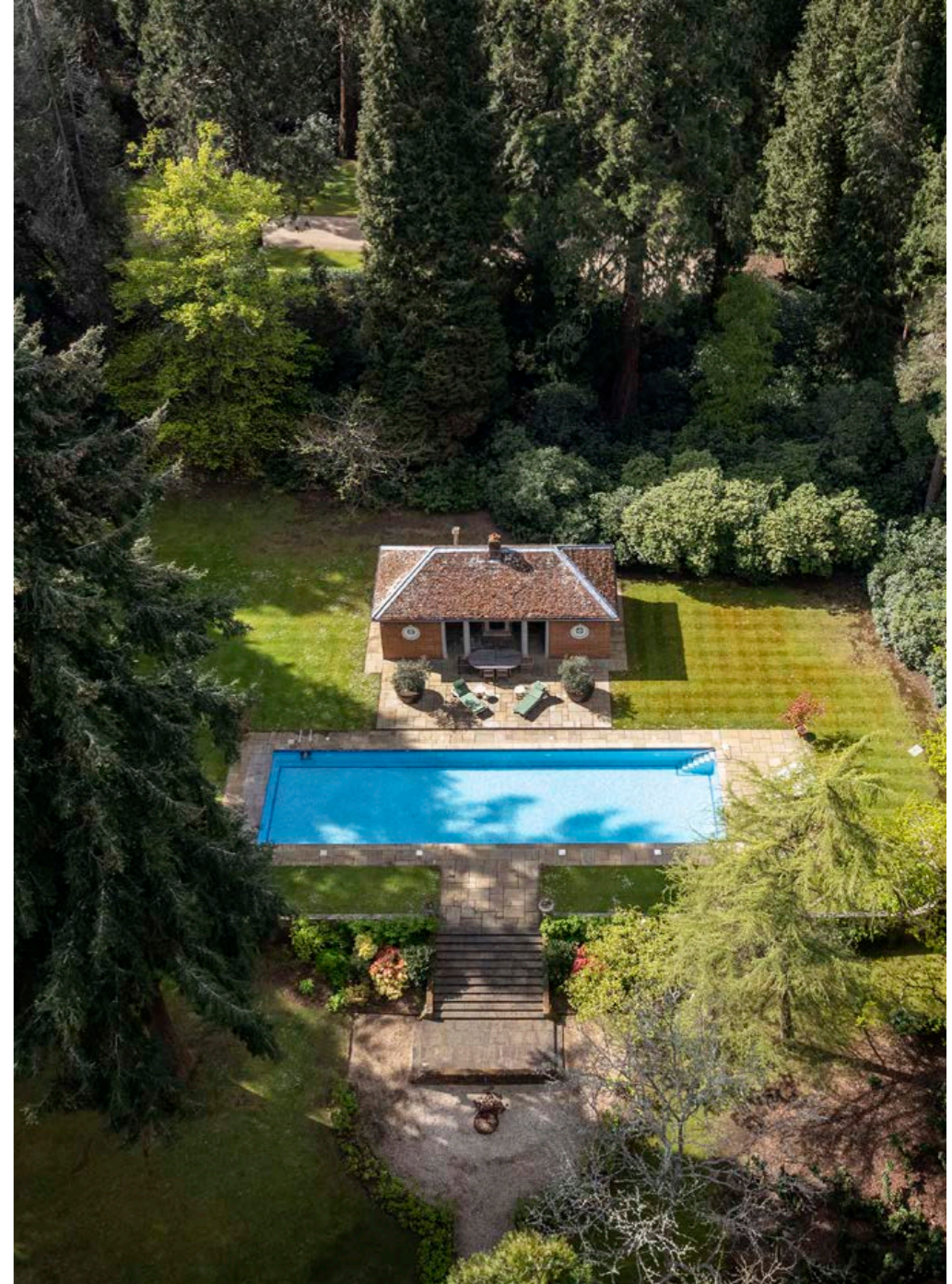
The grounds are equally detailed and thoughtfully designed to an exquisite standard; the gardens comprise an array of lawns, planted beds, rhododendrons, azaleas, and roses, which were largely created by the garden designers Liz Lake Associates, also responsible for The Grove Hotel, Hertfordshire. An extraordinary wealth of mature trees lines the drive and surrounding grounds, creating the aura of an established arboretum. A wisteria walk at the front of the house leads through to a temple, whilst the rear of the house has a series of terraced ponds. The 20m outdoor swimming

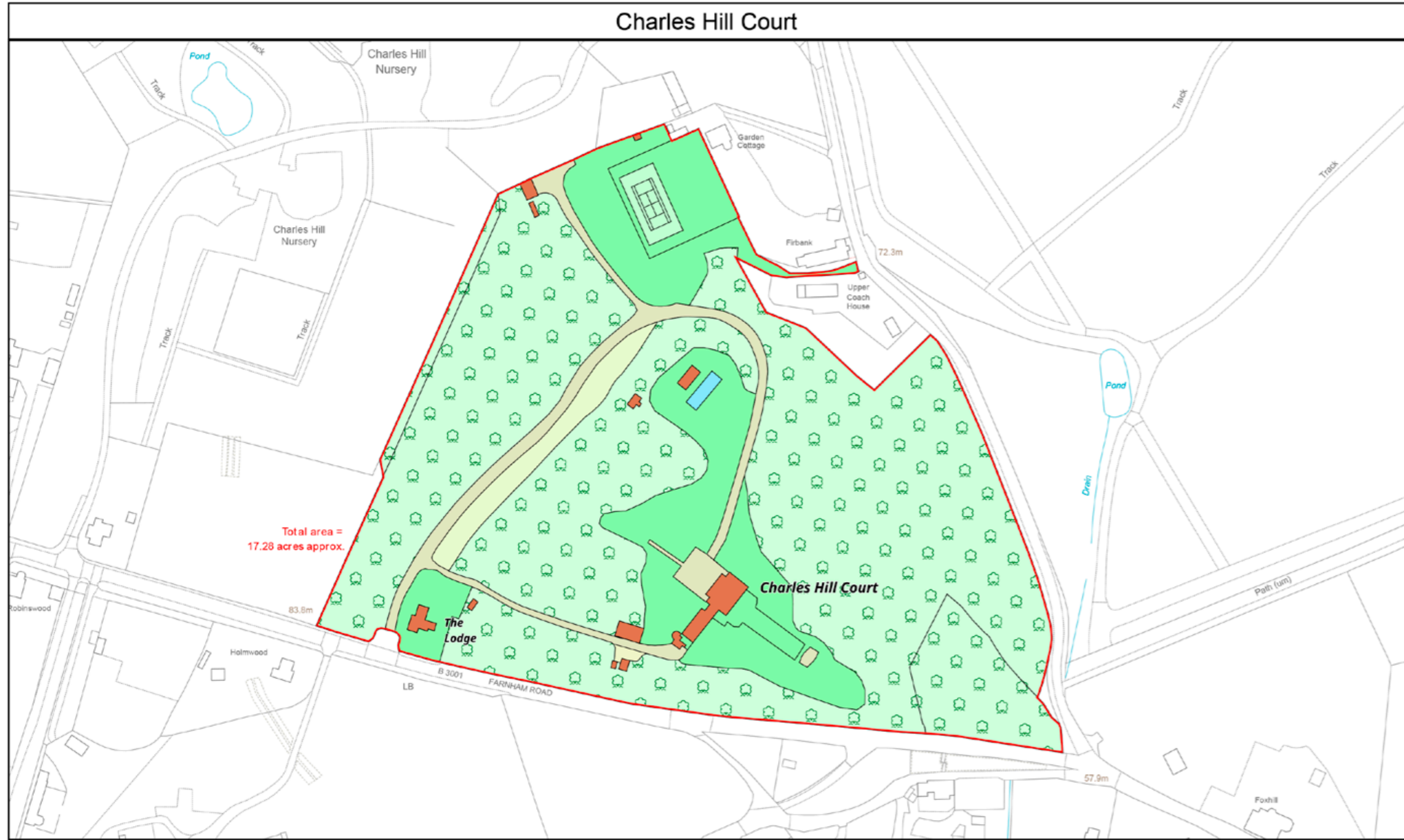
pool of single depth is accompanied by a pool house, providing an ideal area for summer entertaining. The pool house was designed by Andrew Murdoch of Aucket Fitzroy Robinson, mirroring the architecture of the main house, and comprising a sauna, kitchen, and changing and shower facilities. The tennis court occupies a sheltered spot in the original walled garden, which was formerly the vegetable garden of a larger estate.

There are various outbuildings including a machinery/equipment shed, log store, tool shed, four bay car port, and office building comprising the estate office and three garage spaces.

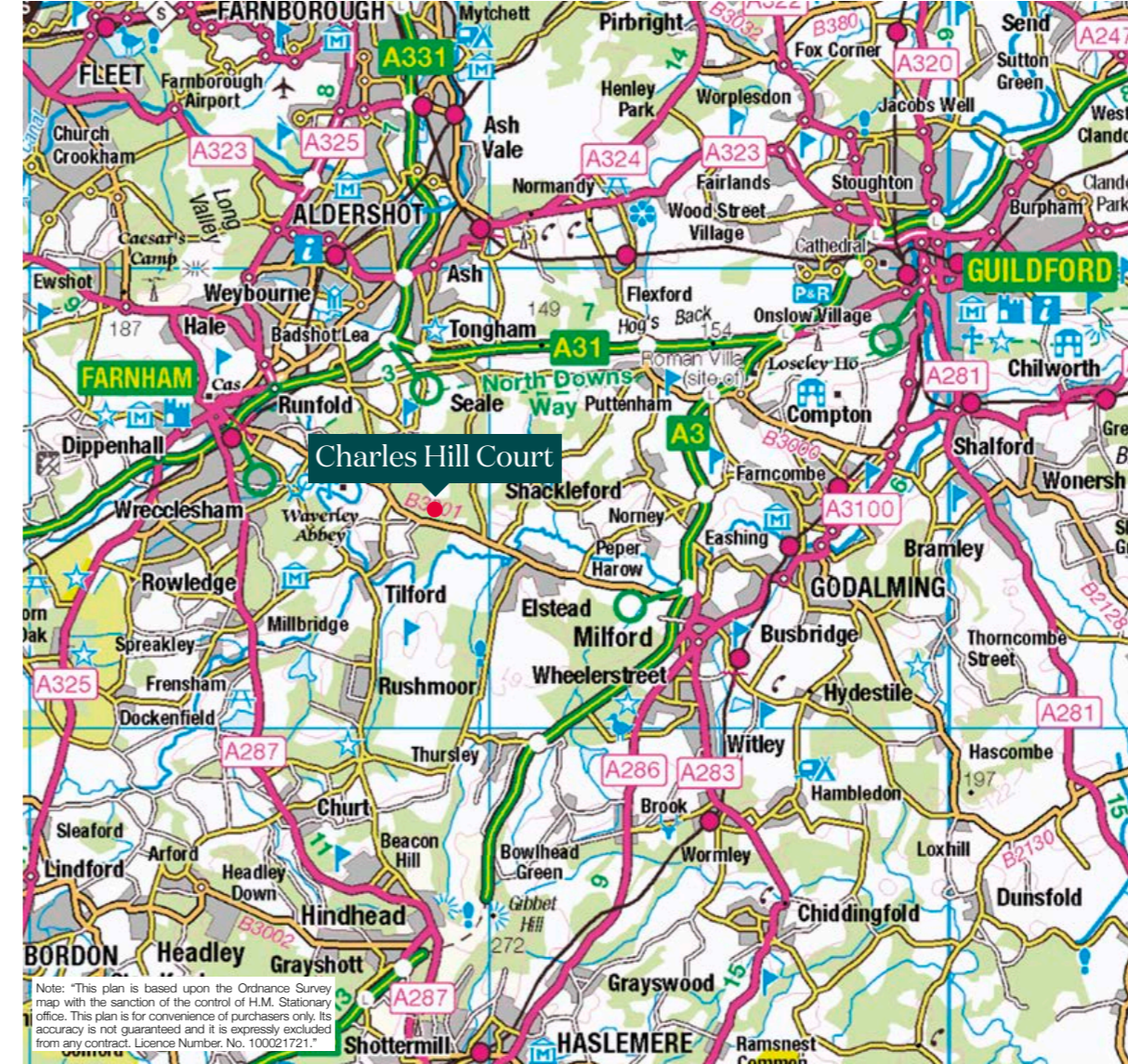
The Gate Lodge

The Gate Lodge was refurbished relatively recently, comprising a kitchen/breakfast room, sitting room, WC, shower room and double bedroom on the ground floor. There are two further bedrooms and a bathroom on the first floor. The lodge has a small area of enclosed garden, which provides the occupants with privacy.





LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 22:04:24 Drawn By: CW Scale: 1:2500 @ A4 Plan Ref: 18750
		Title Charles Hill Court
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Property information

- Tenure:** Freehold with vacant possession on completion.
- Services:** Mains water and mains 3-phase electricity. Oil fired and underfloor heating in the principal bathroom. Private drainage.
- Local authority:** Waverley Borough Council. 01483 523333
- Council Tax Band:** H
- Energy Performance Certificate Rating:** Band D
- Rights of Way:** There are no footpaths on the property.

Directions (Postcode: GU10 2AT)

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 Charles Hill Court is the next turning on the right-hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



