



Upper Street Farm, Tilford, Surrey







Upper Street Farm is a stunning Grade II listed farmhouse with **extensive outbuildings and over 15 acres of land** in one of Surrey's most popular villages.

Summary of accommodation

Reception hall | Drawing room | Library | Sitting room | Kitchen/breakfast room | Study | Utility room | Wine room | WC

Principal bedroom with en suite shower room | Four further bedrooms | Three bathrooms (one en suite)

Party barn currently used as secondary accommodation with kitchenette and a mezzanine level with a bathroom

Games room | Gym | Changing room | WC | Workshop

Large barn used for garaging of classic cars with plant room and shower room

Four stables | Hay barn | Tack room and Log store | Greenhouse

Further storage which could be used for a studio, office or hobby rooms

Swimming pool | River Wey Frontage

In all about 15.56 acres

There is further land available by separate negotiation.

Distances

Farnham 3 miles (to London Waterloo from 55 minutes) Guildford 12 miles (to London Waterloo from 34 minutes), Central London 43 miles
(All distances and times are approximate)



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Situation

Upper Street Farm is in one of Surrey's most sought after and recognisable village locations.

Tilford is a very picturesque village in rural Surrey. The village itself is in a conservation area and lies within an area of outstanding natural beauty (AONB). Situated only 3 miles from Farnham and 8.5 miles from Godalming. All village amenities are within walking distance, including a Lutyens village hall, a well-used village shop, a popular pub, cricket club, 'two highly rated infant/junior schools, church, tennis club, fishing, and golf. The property is within a short walk of both Hankley and Frensham Commons. Hankley Common, 1794 acres of SSI heathland, reputedly one of the best areas in the South East of England for horse riding, off road biking and dog walking. Additionally Frensham Common offering a further 922 acres.

The beautiful Georgian town of Farnham is 3 miles distant and has retained its Georgian good looks with interesting independent shops and restaurants alongside high street chains. Guildford with some of the best shopping in Surrey, quality restaurants and the excellent Yvonne Arnaud Theatre, is a short drive. Communications in the area are extremely good with excellent road and rail connections all within easy reach.







The A3 is a short drive away by car and provides easy access to London to the north and the south coast, J4 of the M3 is around 12.5 miles away and J10 of the M25 is approximately 23 miles away giving access to the national motorway network providing good access to London's international airports of Gatwick and Heathrow.

There are several excellent state schools locally judged outstanding by Ofsted, All Saints primary school Tilford, St Polycarps Farnham and South Farnham junior school. Independent schools in Farnham, Edgeborough, Barfield and Frensham Heights. Slightly further afield but still an easy commute, are Lord Wandsworth, Charterhouse, Priorsfield, Cranleigh and Wellington College.

A wide choice of sporting and leisure facilities exist within the area including golf at Hankley Common, Hindhead, Farnham and West Surrey, to name a few; sailing at Frensham ponds or Chichester, Polo at Cowdray Park in Midhurst as well as Horse racing and car racing at Goodwood Racecourse in Chichester.

Upper Street Farm

Discover the rich heritage and timeless beauty of Upper Street Farm, a property steeped in history dating back to 1496 during the reign of Henry VII. Nestled in the idyllic village of Tilford, this estate has been an integral part of the community's livelihood and sustenance for centuries. With its three separate Grade II listings, including the main farmhouse, the transformed cow barn, and the charming party barn, Upper Street Farm stands as a living testament to the past.

Impeccably restored and lovingly maintained by the current custodians, this unique property offers a rare opportunity to own a substantial piece of history in the heart of Tilford. The main farmhouse exudes elegant grandeur with its exposed timber and brick façade, adorned with diamond leadlight windows. Step inside to find generously proportioned living spaces, designed to accommodate practical family living.

The impressive kitchen/breakfast room, housed in the former cow barn, boasts a magnificent vaulted ceiling, underfloor heating, and a cosy log burner. Throughout the home, oak beams exude warmth and character, and the three primary reception rooms feature imposing fireplaces, now converted into log burners, adding to the inviting ambiance.





The upper floors host five bedrooms and four bathrooms, accessed via two separate staircases, providing ample space for family and guests. The Grade II listed party barn, dating back to the mid-16th century, has been thoughtfully renovated and offers a versatile space, complete with a well-appointed kitchen, removable mezzanine, and a large log burner.



Approximate Gross Internal Floor Area

Main House: 404 sq m / 4351 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





An Oak clad multi-purpose games room, renovated in 2018, accommodates a mini-gym, changing room, WC, games room, and workshop. There is also planning consent to convert this space into commercial offices, adding further potential to the property.



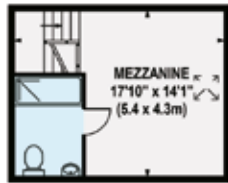
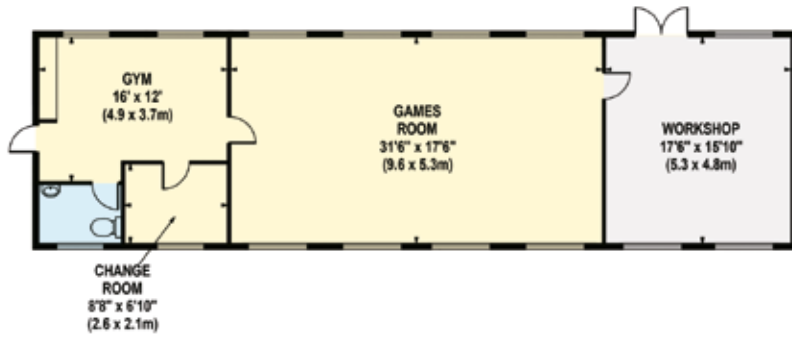
The Long Barn, which underwent extensive renovation in 2009, now features a concrete floating floor, oak clad walls atop a foundation of ironstone concrete, and various sections designed for convenience and utility. This section includes a secure, heated car store with capacity for multiple cars, equestrian facilities with loose stables, a tack room, hay barn, tractor garage, plant room, equipment and log store, and pool changing facilities with a hot/cold shower and WC.

Approximate Gross Internal Floor Area

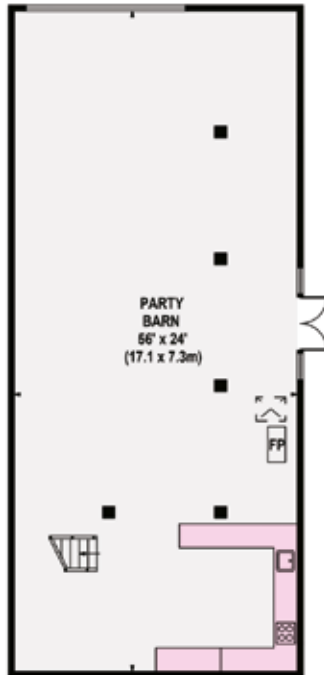
Games Room: 1116 sq ft / 104 sq m

Party Barn: 1593 sq ft / 148 sq m

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First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

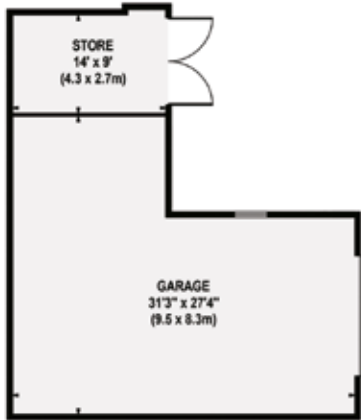
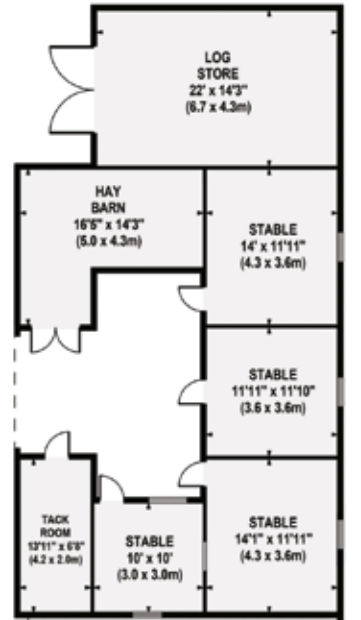


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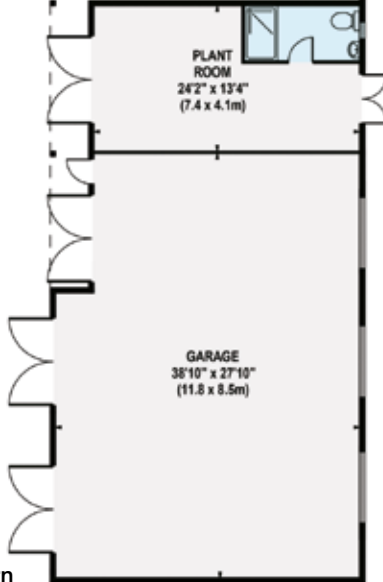
Garage 1: 820 sq ft / 76 sq m

The Long Barn: 2522 sq ft / 234 sq m

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Garage 1



The Long Barn





Gardens and grounds

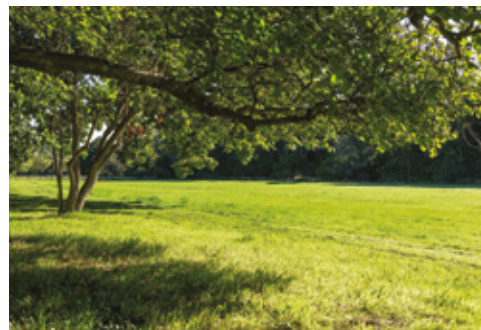
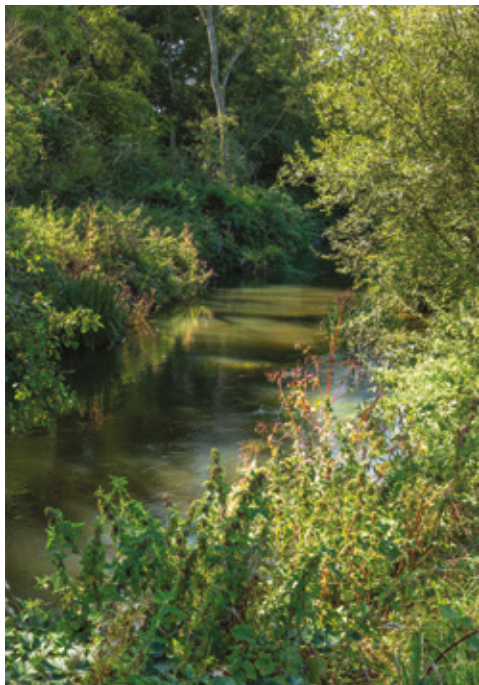
Outside, the mature formal gardens are meticulously maintained, complemented by a swimming pool, installed within the last 10 years. An extensive fruit and vegetable garden, along with a professional greenhouse, offers the perfect setting for those with a green thumb.

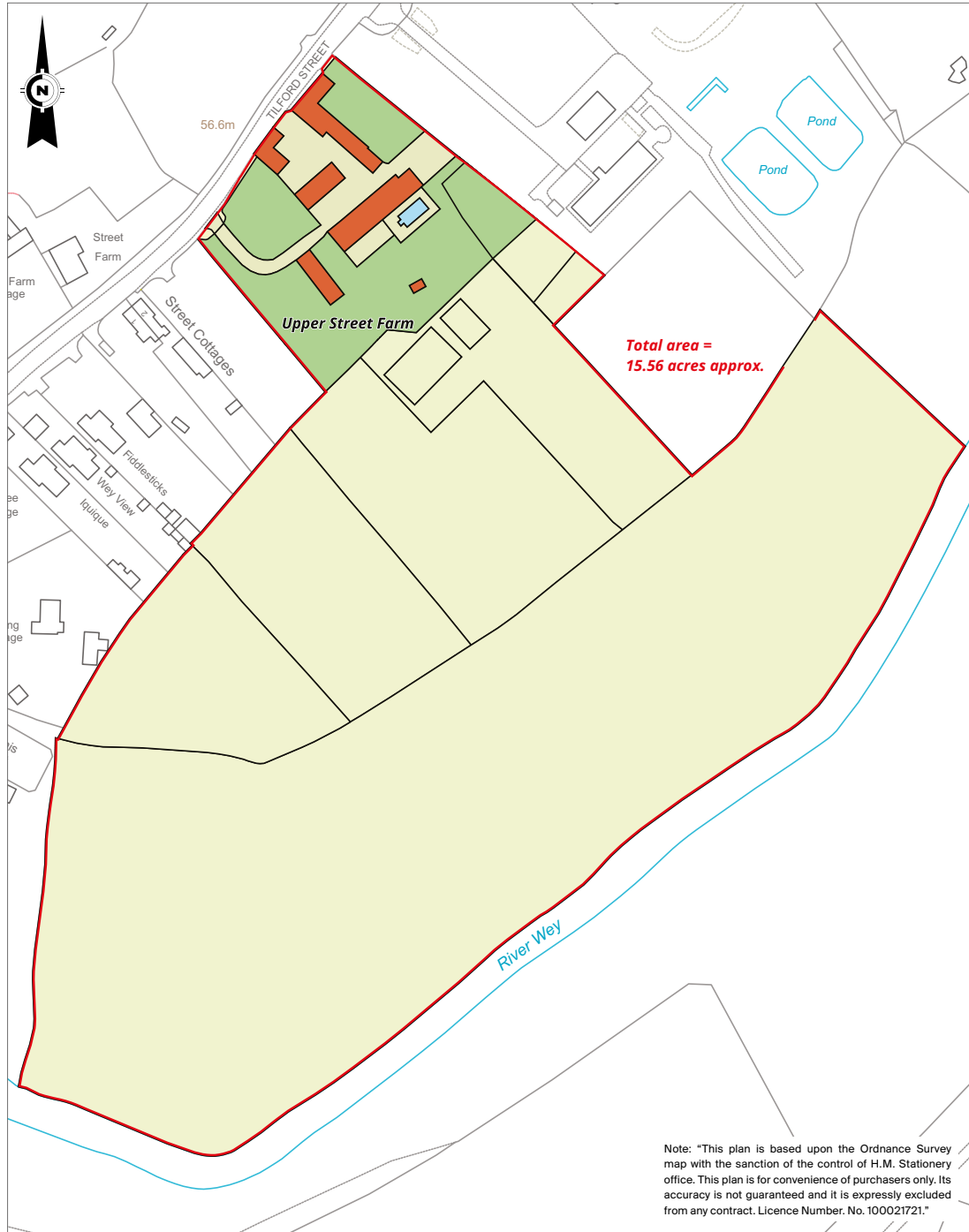
The estate encompasses over 15 acres of well-maintained paddocks and pasture, featuring equestrian post and rail fencing. The picturesque River Wey flows across the property boundary, granting over 400 meters of river bank, a haven for avid fishermen. Within the grounds, three World War II pillboxes stand as historic relics, serving as the last line of defence for London in bygone days.

Services

We are advised that the current house has mains electricity, water and drainage as well as mains gas for the central heating.







Viewings

Viewings are arranged by prior appointment strictly through Knight Frank LLP.

Directions (GUI0 2BN)

What3words: Steroids.flitting.elsewhere

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band H



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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Particulars dated February 2024. Photographs and videos dated August 2023.

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