



Rooks Hill, Frensham, Surrey

---





# In an elevated position, with southerly views.

---

## Summary of accommodation

### Main House

Reception vestibule | Reception hall | Drawing room

Dining room | Sitting room | Kitchen with breakfast room off

Conservatory | Cloakroom | Utility | Cellar

Principal bedroom with en suite bathroom

Five further bedrooms and two further bathrooms

### Garden and Grounds

Double garage | Range of store rooms and greenhouse

Mature gardens | Tennis court

**In all about 0.85 acres**



Knight Frank Guildford  
2-3 Eastgate Court  
High Street, Guildford, Surrey  
GU1 3DE  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Nigel Mitchell**  
01483 617916  
[nigel.mitchell@knightfrank.com](mailto:nigel.mitchell@knightfrank.com)

## Situation

Rooks Hill is located in the heart of Frensham, which has a church, village shop, post office, public house, Frensham Ponds Hotel and a boating lake.

Within the area are an excellent range of schools including Edgeborough, Frensham Heights and Moore House in Frensham, Charterhouse and Prior's Field in Godalming, Amesbury and The Royal School, Hindhead, The High School and The Royal Grammar School, Guildford, St Catherine's, Bramley and Cranleigh School, Cranleigh.

Recreational opportunities include golf at several local clubs including Liphook, Hankley Common, Hindhead and Farnham. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. Locally there is cricket, tennis and bowls at the recreation ground. The Surrey Sports Park in Guildford boasts professional-level training facilities.

The surrounding countryside, much of which is in an Area of Outstanding Natural Beauty, offers miles of pathways for walking and riding. Access into the nearby Alice Holt Forest is off West End Lane on the western side of the village.

## Distances

Farnham 3.1 miles (London Waterloo from 51 minutes),  
Haslemere 8.6 miles (London Waterloo from 57 minutes),  
Guildford 13.6 miles (London Waterloo from 36 minutes),  
Central London 45.3 miles

**Roads:** A3 Thursley 6.7 miles, M25 (Wisley Junction 10) 21.6 miles

**Airports:** London Heathrow 31 miles, London Gatwick 42 miles  
(Distances and times approximate)





## Rooks Hill

Rooks Hill is a substantial late Victorian house located in the heart of Frensham, set in an elevated position with the most wonderful views to the south over the village. It was built by Andrew Chuter & Sons, a renowned local building firm.

Our clients have owned the house for over 40 years and prior to that, it was owned by the village doctor, who held his surgeries in the house. It is therefore only available for the second time in close to 90 years.

The house has retained all the hallmarks of its era with wonderfully lofty ceilings, working fireplaces, a substantial staircase up to the second floor, old brick and ornate tiled floors and a cellar. Whilst our clients have made additions and alterations to the house, it now offers an incoming buyer the opportunity to adapt it to their requirements.













## Outbuildings

Integral to the house is a double garage. There is also a former coal store, three stores on the lower southern side, which were formerly used to house the pony and trap, a garden shed and a greenhouse.

## Gardens

Rooks Hill is approached into a paved driveway with an electric gate, which extends up to a substantial gravelled driveway to the back of the house and garage.

To the front, the boundaries are defined by low decorative walls, with an expanse of lawn, with well stocked flower and shrub borders. There is also, discretely tucked away, an ironstone footpath leading down to the road.

To the rear, the gardens extend up to the tennis court with a series of levels of lawned areas, interspersed with extensive and mature trees and shrubs including azaleas, rhododendrons, cistus, deutzia and magnolia, providing an array of colour through the seasons. Tucked in one corner is the fruit/vegetable garden and a garden store.

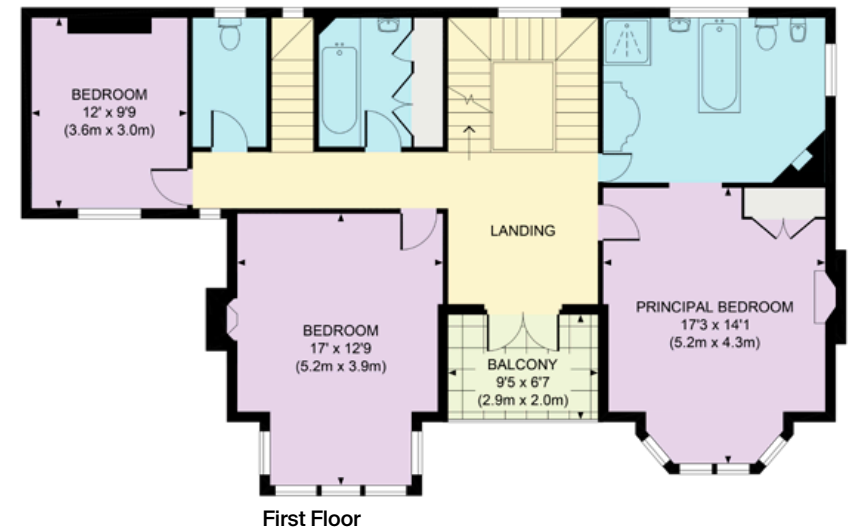
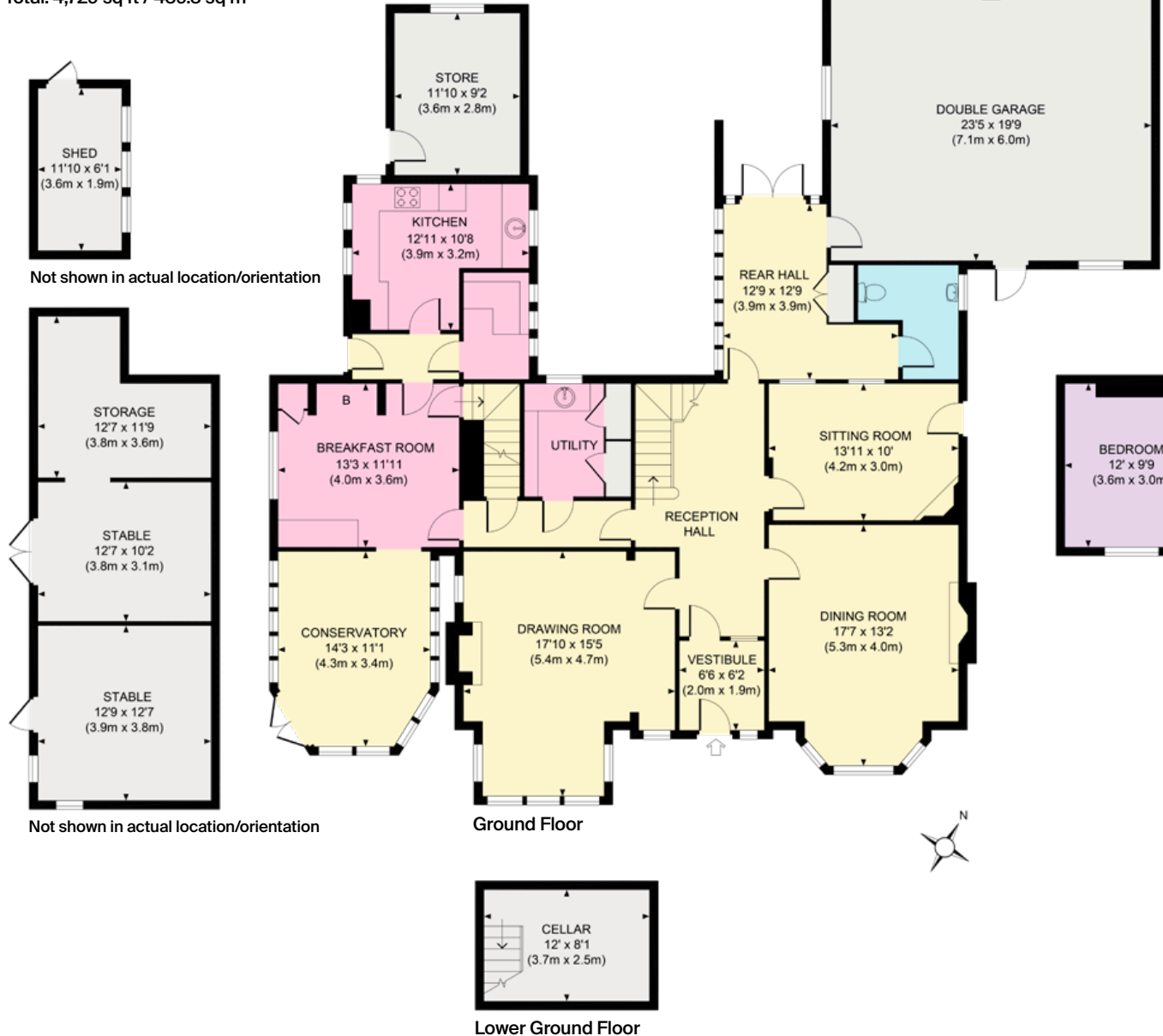


Approximate Gross Internal Floor Area

Main House: 4,248 sq ft / 394.6 sq m

Outbuildings: 481 sq ft / 44.7 sq m

Total: 4,729 sq ft / 439.3 sq m





## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity and drainage and gas central heating.

**Local Authority & Council Tax Band:** Waverley Borough Council.  
01483 523333. Tax band H

**Energy Performance Certificate Rating:** Band E

## Directions (Postcode: GU10 3DF)

From Guildford proceed out, in a westerly direction, on the A31 towards Farnham. After about 7 miles upon reaching the Shepherd and Flock roundabout bear left continuing on the A31 signposted Winchester and Farnham. At the next set of traffic lights bear left into the Tilford Road signposted to Farnham Station. Continue up the Tilford Road, crossing the railway track and after 0.4 mile at the traffic lights turn right into Great Austen's. Continue until the next 'T' junction and turn left onto the A287 (Frensham Road). Follow this for 2.5 miles into Frensham and turn right into Shortfield Common Road. Rooks Hill is found after about 100 yards on the right-hand side.

## Viewings

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



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

