

Fig Tree Court, Tilford, Farnham, Surrey







A **grand Grade II listed** attached country house ~ the perfect collaboration between Sir Edwin Lutyens and Miss Gertrude Jekyll.

Summary of accommodation

Sensational reception hall | Drawing room | Dining room | Kitchen/breakfast room | Study | Utility room | Cloakroom

Principal bedroom with en suite bathroom and dressing room | Five further bedrooms | Four further bathrooms (one en suite) | Laundry
Extensive landing | Cloakroom | Sitting area

Incredible gardens and grounds laid out by Gertrude Jekyll with pool house and summer house

In all about 6.27 acres

Distances

Tilford 1 mile, Farnham Station 2.5 miles (London Waterloo from 55 minutes), Godalming 7.3 miles (London Waterloo from 43 minutes)

Haslemere 9.9 miles, Guildford 10.3 miles (London Waterloo from 36 minutes), Milford 5.1 miles (London Waterloo from 47 mins)

A3 Milford 3.4 miles, M25 (Wisley Junction 10) 19.1 miles London Heathrow 27.7 miles, London Gatwick 44 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Tim Harriss
01483 617910
tim.harriss@knightfrank.com

Situation

Nestled in the picturesque Surrey countryside, Tilford village exudes a charm that is both idyllic and timeless. With its pretty cottages, lush green landscapes, and a rich historical heritage, this village is a haven for those seeking a peaceful retreat from the bustle of city life.

At the heart of Tilford is its village green, a quintessential English setting complete with a cricket pitch and a medieval bridge that spans the River Wey. Surrounded by centuries-old trees and traditional houses, the green provides a gathering place for locals and visitors alike. It is a focal point for community events, including summer fetes and cricket matches that evoke a sense of nostalgia and camaraderie.

The village is steeped in history, evident in its historic buildings and landmarks. Tilford Church, dedicated to St. Mary, is a Grade II* listed building dating back to the 12th century, featuring beautiful stained-glass windows and a peaceful churchyard. The Tilford Institute, a Victorian building originally built as a reading room, now serves as a hub for social gatherings and cultural activities.

Nature enthusiasts are drawn to Tilford for its natural beauty and tranquillity. The village is surrounded by stunning countryside, with the nearby Tilford Woods providing opportunities for scenic walks and exploration. The River Wey meanders through the village, offering a serene setting for boating and fishing. Tilford also boasts the picturesque Hankley Common, a designated Site of Special Scientific Interest, which provides a habitat for a diverse range of flora and fauna.

Tilford is not only a place of natural and architectural beauty but also a close-knit community. The village exudes a welcoming and friendly atmosphere, with local businesses, such as the village pub and tea rooms, offering warm hospitality and a chance to experience traditional English fare.

The area is famous for its commons, many owned by the National Trust. Residents can enjoy walking and riding opportunities near Stockbridge Pond, Hankley Common, Tilford Common, and Frensham Ponds.

The neighbouring towns of Farnham and Haslemere are a short drive away, with Farnham known for its medieval and Georgian buildings, nestled beneath its castle and park. Commuters can easily access Waterloo from Guildford or Farnham. The area also boasts a range of excellent schools, including Edgeborough, Frensham Heights, The Royal School, St. Edmunds, Charterhouse, and Priors Field.





The property

The entrance to Fig Tree Court is a paved terrace that leads to the vestibule with glazed doors. Inside, there is an incredible hallway, measuring 50 ft, with a stunning dome-shaped ceiling and arched design. From this hallway, two main reception rooms lead off. The magnificent drawing room features mahogany walls, glazed book and china display cabinets, and panel cupboards with brass fittings. On the opposite side of the hall, you'll find the atmospheric dining room with dramatic oak wall panelling and high oak ceiling timbers.

Behind an oak-panelled door, there is a former butler's pantry that has been cleverly converted into a small office. This office leads to the fitted kitchen/breakfast room. Adjacent to the kitchen, there is a comfortable family room concealed behind wooden panel doors that can be folded. Additionally, there is a rear entrance lobby, a separate utility room, and a cloakroom located off the kitchen.

The first-floor staircase leads to a long landing, providing access to the principal bedroom with a small balcony overlooking the cut flower and 'White' gardens. The principal bedroom suite includes a well-fitted en suite bathroom and a separate dressing room.

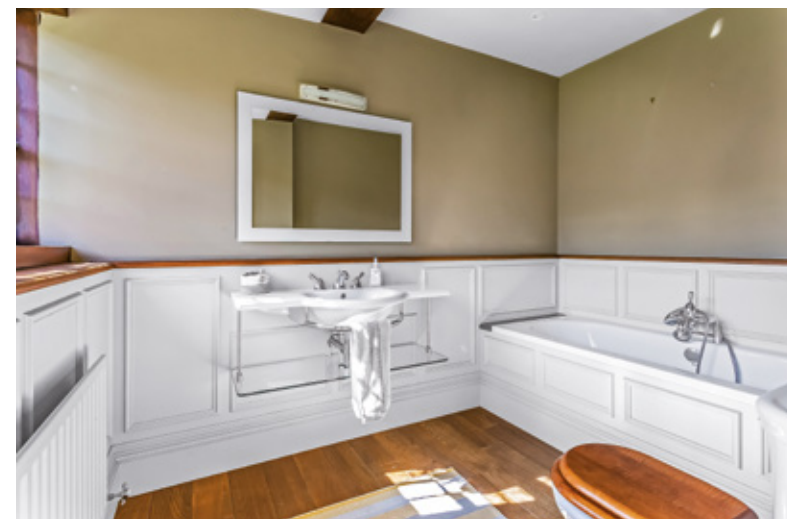








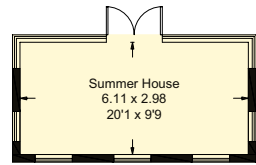
The second guest bedroom is beautifully panelled and features an en suite bathroom. Three more bedrooms, a bathroom, and a separate cloakroom are also situated on the first floor. The second floor consists of a bedroom, bathroom, and an additional suite with a bedroom, sitting area/kitchen, and bathroom, which would be ideal for an au pair.



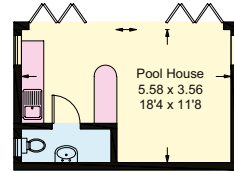
Approximate Gross Internal Floor Area
 541.7 sq m / 5831 sq ft (Excluding Void)
 Outbuildings = 38.2 sq m / 411 sq ft
 Total = 579.9 sq m / 6242 sq ft

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.

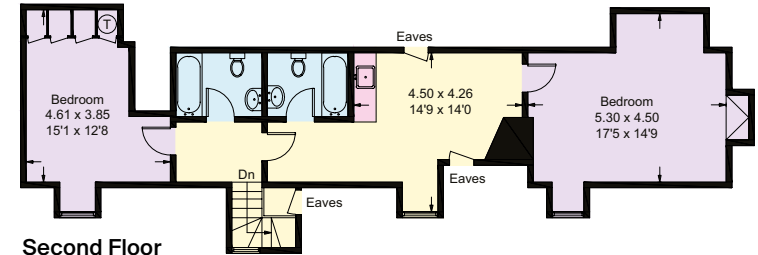
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Second Floor



First Floor

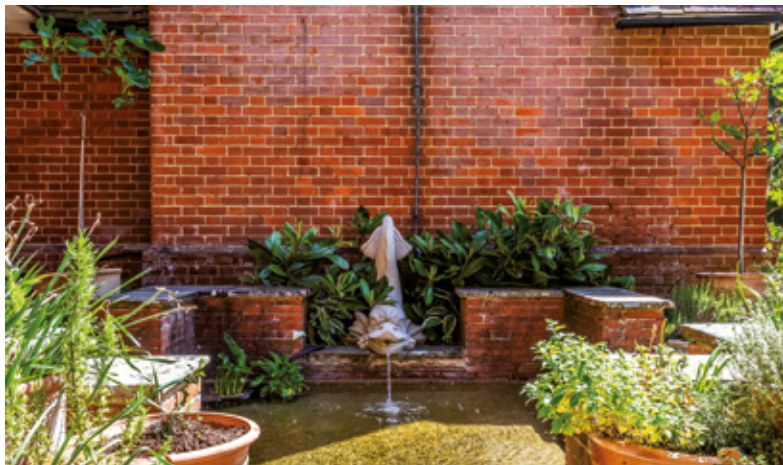


Gardens and grounds

Outside, the property boasts beautiful gardens, recently renovated and replanted to preserve the original design by Gertrude Jekyll, known for her formal walled garden and terrace. Climbing plants and trees adorn the garden walls and house. The majority of the gardens are composed of light woodland, mature beech, silver birch, red oak, and species of rhododendron, intermingled with specimen trees, ensuring a pleasant view from the house and paths throughout the property. A prolific fig tree is planted near the renovated lily pond, honouring the property's name from 1896. Beyond the walled garden, there is a newly established 'White Garden' featuring a pond with Roman ends and a flowing water feature.

In the parkland grounds, you'll find a circular formal pond stocked with Koi Carp, accompanied by a restored traditional summer house. There is also a private heated swimming pool (in need of refurbishment) with a spacious pool house that includes a sitting area, kitchen, shower room, and W.C. Adjacent to the pool house, there is a large, decked area suitable for outdoor dining. Concealed from the main house, there is a former vegetable garden with greenhouses, various timber outbuildings, a poly tunnel, and a composting area.

In total, the gardens and grounds cover approximately 6.5 acres. A designated parking area for three cars is located at the front of Crooksbury House.





Lutyens and Jekyll

Fig Tree Court is part of the original Crooksbury House and is a remarkable testament to the collaborative genius of architect Sir Edwin Lutyens and landscape designer Gertrude Jekyll. This historic country house, constructed between 1891 and 1894, showcases their impeccable craftsmanship and shared vision of blending architectural beauty with natural landscapes.

Lutyens, renowned for his mastery of the Arts and Crafts style, designed Crooksbury House with meticulous attention to detail. The house features a distinctive red brick facade, adorned with intricate patterns and decorative elements. Lutyens' signature touch is evident in the elegant proportions and the use of traditional materials, creating a harmonious integration with the surrounding environment.

Jekyll, a pioneering figure in landscape design, collaborated closely with Lutyens to create the stunning gardens that envelop Fig Tree Court. She skilfully combined her knowledge of horticulture with Lutyens' architectural sensibilities, resulting in a seamless fusion of structure and nature. Jekyll's trademark planting schemes, characterized by vibrant colours and contrasting textures, added depth and interest to the landscape. Terraces, pergolas, and a sunken garden were among the features she incorporated to enhance the overall experience.

One of the most enchanting aspects of Fig Tree Court is the interplay between the architecture and the gardens. Lutyens' design elements, such as the pergolas and balustrades, seamlessly connect the house to its surroundings. Jekyll's carefully planned flower borders and meticulously curated views draw the eye to specific focal points, emphasizing the grandeur of the house and accentuating its relationship with the natural environment.

The collaborative work of Lutyens and Jekyll at Fig Tree Court serves as a testament to their exceptional talent and their ability to create spaces that harmonize architecture and nature in a truly remarkable way.









Services

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

Directions (Postcode: GU10 2AY)

From London and Guildford, head west on the A31 (Hogs Back) taking the exit towards Seale/Tongham and Runfold. At the T-junction turn right and after approximately 1 mile, turn left onto Crooksbury Road. After approximately 1.6 miles, turn left into the driveway signposted to Fig Tree Court and continue to the courtyard.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: E



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 June 2023. Photographs and videos dated June 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





