



The Grange, Near Tilford, Farnham, Surrey





A gracious and **much loved country house** set in wonderful grounds with useful outbuildings.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Cloakroom | Playroom | Boiler room | Boot room

Principal bedroom with bathroom | dressing room | Seven further bedrooms | Two further bathrooms

Clock House with garage and stores | Further stores | Potting shed/summer house

Beautifully laid out gardens and grounds | Rose garden | Tennis court | Paddock

In all about 4.3 acres

Distances

Farnham Centre 1.3 miles, Farnham Station 0.8 miles (London Waterloo from 51 mins), Godalming 10 miles (London Waterloo from 43 mins)

Haslemere 10.6 miles (London Waterloo from 57 mins), Guildford 11.4 miles (London Waterloo from 36 mins), Central London 42.5 miles

Roads: A3 Milford 6.5 miles, M25 (Wisley Junction 10) 19.3 miles

Airports: London Heathrow 27.8 miles, London Gatwick 43.8 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU13DE
knightfrank.co.uk

Tim Harriss
01483 617910
tim.harriss@knightfrank.com



Situation

The Grange is situated between the villages of Rushmore and Tilford in one of the most sought after areas of rural Surrey. Tilford is in a conservation area and the house and the village lie within an area of Area of Outstanding Natural Beauty (AONB).

Close to Farnham and about 8.5 miles from Godalming, Tilford is one of the most picturesque villages in Surrey, with a Lutyens village hall, a well-used village shop, a popular pub, a tennis and cricket club and cricket green as well as a highly rated infant and junior school. There is fishing on the River Wey and phenomenal golfing at Hankley Golf Club.

The property is nestled between the superb horse riding and walking areas of Hankley and Frensham Common and close to Thursley Common and The Bourne Woods. These areas of SSSI, some which are owned by the National Trust offer over 3,500 acres of heathland.

Farnham offers some of the most well respected schools in the country, with the Ofsted outstanding South Farnham and All Hallows Catholic School. Other easily accessed schools include Edgeborough, Amesbury, St Edmunds, Frensham Heights, Charterhouse and Prior's Field.





Moreover, the property's location offers quick access to major roads, with the A31 connecting to the A3 and M25, as well as the A331, linking to the M3 and the national motorway network and the south coast. Heathrow and Gatwick airports are also easily reachable by both train and car from here.

The property

Coming on to the market for the first time in nearly 60 years, The Grange is an unlisted house of just under 5000 square feet that offers an incredible opportunity to update a period house with some stunning features.

The front door opens into a light and bright hall off which is a stunning 31 foot drawing room on the left. On the right is a lovely dining room leading into a sitting room/study and cloakroom. The kitchen/breakfast room has a lovely square playroom off it as well as a practical boiler room and boot store.

On the first floor is the principal bedroom with dressing room and bathroom. There are seven further double bedrooms with two bathrooms. Three of the bedrooms and one of the bathrooms are positioned cleverly so that they can be closed off from the rest of the house if they are not in use.







Approximate Gross Internal Floor Area
 429.2 sq m / 4620 sq ft
 Outbuildings = 125.3 sq m / 1349 sq ft
 Total = 554.5 sq m / 5969 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.





Outbuildings

At the back of the house are beautiful period brick stables currently used as store rooms but that could be converted back to stables and a separate clock tower that reportedly comes from Farnham Castle. The Clock Tower has two further storage bays underneath it and a double Garage at the back which backs onto the back drive.

A stunning stone walled garden houses a sunken patio and a summer house/outside office. In addition there is a sunken grass tennis court, now out of use but which could be revitalised and a hard tennis court.

Garden and grounds

The Grange is approached into an in and out gravel driveway with ample parking in front of the house. There are two other entrances to the house via Grange Road, one leads to the back drive by the garage at the back of the Clock Tower and the other, smaller one, at the stables by the back door. The gardens predominantly lie to the rear of the house and comprise of mature woodland, lawn, shrubs and borders. They are timelessly beautiful and have been lovingly maintained. There are also two small paddocks.





Services

We are advised by our clients that the property has mains water, electricity, drainage and oil-fired central heating.

Directions

Postcode: GU10 2EB

what3words: ///refreshed.otters.populate

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band H

EPC Rating: F



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 2024. Photographs and videos dated May 2024.

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

