

Woodlands
Tilford



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& Parker

Land and property. Since 1885.



6781 sq ft (630 sq m) | Freehold
6 bedrooms | 5 reception rooms
Triple garage | Swimming pool and pool house

Guide price £2,650,000

A magnificent family home, offering luxurious accommodation and excellent leisure facilities, set in a sought-after village location

Woodlands is an outstanding property, offering décor and fittings of classical elegance and a wealth of living space for relaxation, leisure and entertaining, arranged over four floors.

On the ground floor there are four exceptional reception rooms off the welcoming entrance hall, including the magnificent, 27ft drawing room with its feature fireplace and dual aspect, which includes a west-facing bay window and welcomes plenty of natural light, while affording views across the spacious rear garden. There is also a study at the front and a formal dining room at the heart of the ground floor, while double doors from the drawing room connect to the elegant conservatory, which has a glass ceiling tall panoramic windows and French windows opening to the garden. The dining room connects to the 36ft kitchen and breakfast room in an open-plan layout, making for an ideal space in which to entertain, with the kitchen overlooking the rear gardens and opening to the patio via French windows. Kitchen fittings include shaker-style storage units, an island with a breakfast and a stainless steel range cooker.

The galleried landing leads to four attractive first-floor bedrooms, including the fabulous principal bedroom with tall shuttered windows, a bespoke dressing room and a decadent, spa-style en suite bathroom with a freestanding bathtub and walk-in shower. The first floor also features a family bathroom, while stairs continue to the second floor, where there are two further bedrooms, one of which has an en suite shower room and access to a loft storage area.

The lower ground floor includes a private office, a media room and a garden room or gym with a glass ceiling and French windows opening onto steps leading to the rear garden. There is also a subterranean tunnel connecting the wine cellar to the ultimate entertaining area, comprising a games room with a bar and cloakroom facilities.



Outside

At the entrance to the property, security gates provide access to the walled front courtyard, where there is plenty of parking space and access to the large garaging block. The garden includes a generous expanse of lawn at the rear, with a patio seating area for al fresco dining across the back of the house. There are borders of mature trees and established hedgerows, and towards the end of the garden there is an outdoor swimming pool with its own sun terrace and pool house with a covered seating and dining area, a garden kitchen and shower facilities.

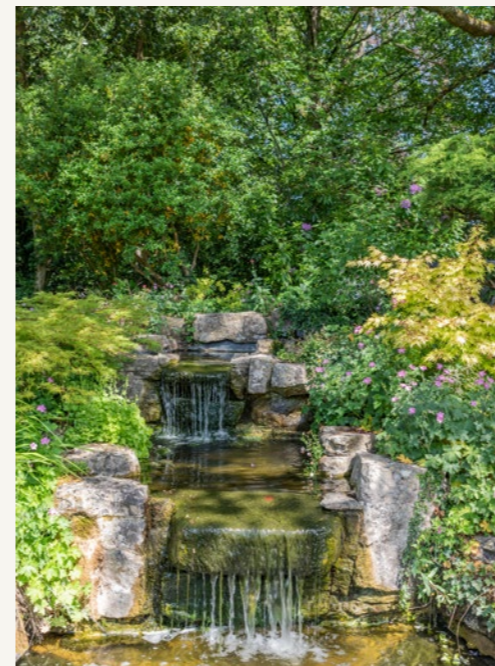
Location

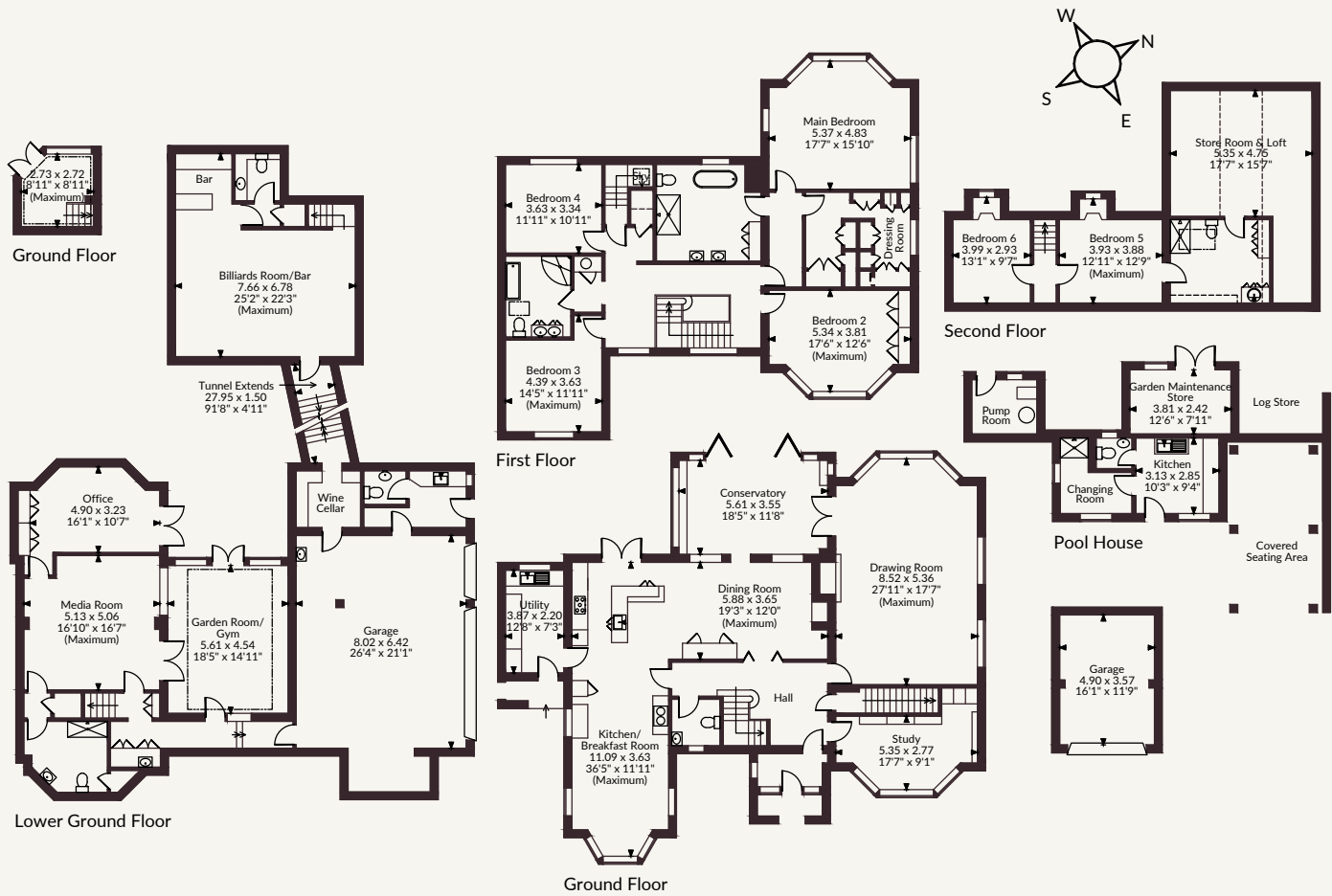
Located in the Surrey Hills National Landscape, Tilford village has a scenic cricket green, a church, village hall, store, Post Office, pub, fishing lake, tennis courts and infant and junior schooling. The surrounding countryside offers excellent walking and riding opportunities. The Georgian market town of Farnham offers boutique and high street shopping, a Waitrose store, pubs, cafés and restaurants. There are excellent recreational facilities in the area including a leisure centre, several private gym/yoga studios, historic Farnham Park, Alice Holt Forest, Frensham Ponds and several golf courses. Transportation links are excellent: Farnham station (3.7 miles) offers regular services to central London, and the A3 and A31/A331 link to major regional centres and the motorway network.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
 Services: Mains electricity, gas, water and drainage
 Council Tax: Band H
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height

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