



Tilburys

Headley Lane, Passfield, Hampshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A stunning country house, with 2 bed cottage, swimming pool, stable block and gardens & grounds of 5.7 acres.

Tilburys is a period country house full of warmth, charm and elegance with a contemporary twist. The house is thought to date back to 1600 and has been extended over time and beautifully updated by the current owners.



5 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



OFF STREET PARKING



5.7 ACRES



FREEHOLD



RURAL



5,425 SQ FT



**GUIDE PRICE
£3,250,000**



The property

Tilburys is a beautiful and elegant, detached country house which has been sensitively and sympathetically extended and modernised to combine original period features with modern amenities, and offers almost 3,500 sq ft of light-filled flexible accommodation arranged over two floors.

The accommodation features high-quality fixtures and fittings, generously proportioned rooms with high ceilings, solid oak floors and original fireplaces throughout. The accommodation flows from the welcoming part-panelled, double-height, reception hall with wooden flooring, useful storage and cloakroom. The spacious dual aspect drawing room has exposed beams, painted wood panelling, bespoke fitted storage, and a striking inglenook fireplace with a woodburning stove. An interconnecting, part-panelled study opens into a dual-aspect garden room/studio with French doors to the terrace.

At the heart of the home is the superb triple aspect open-plan kitchen/dining/sitting room. The bespoke fitted kitchen has a vaulted ceiling, integrated appliances, stylish quartz worktops, Lacanche range cooker, designated drinks/bar area and striking feature glazing which floods the space with natural light. The sitting/dining area has an open fireplace and French doors to the terrace and garden beyond. Additional ground floor accommodation includes a generous fitted utility room with an en suite shower room and access to the rear terrace.

On the first floor, a generous galleried landing opens onto a vaulted, dual-aspect principal bedroom suite with extensive built-in storage and a luxurious en suite bathroom featuring twin sinks, bath, and a separate shower. There are four further double bedrooms, one with an en suite shower room and another with an en suite cloakroom, along with a modern family bathroom.







Outside

The property is approached via electric gates to a parking area, with paved path to the property. The delightful formal gardens surrounding the property are laid mainly to level lawn, bordered by well-stocked flower and shrub beds. The Brazilian green slate swimming pool, with paved surround, is complemented by generous paved terraces, creating ideal settings for outside entertaining or simply relaxing and enjoying the peace and tranquility.

Located to the rear of the plot is a beautifully converted stable block which now provides annexe accommodation comprising a kitchen/sitting room, shower room and two double bedrooms, one of which has an en suite bathroom with free standing bath and separate shower, as well as its own private garden area.

The remaining stables and outbuildings are also located to the rear, along with a hardstanding area for additional parking, with 5-bar gates providing access to the stock-fenced paddocks, and benefits from

separate access from the bridleway running along the eastern boundary. The whole is enclosed by mature hedging and tress, providing privacy and seclusion.

Location

The small village of Passfield, surrounded by rolling countryside and National Trust land, has a village hall, store, business centre and 187-acre Woodland Trust-owned Common. Liphook village has a Post Office, bank, supermarkets, cafés and independent shopping together with infant and junior schools. More extensive shopping, service, leisure and sporting amenities are available in Haslemere and Farnham town centres. The surrounding area offers excellent walking and riding routes and numerous golf courses. Communications links are excellent: local buses link Passfield to major regional centres, Liphook station (3.2 miles) provides regular trains into London and the A3 gives easy access to Portsmouth and the M25 road network, linking to London and its airports.



Distances

- Passfield 0.6 miles
- A3 2.2 miles
- Liphook 2.8 miles
- Haslemere 6.6 miles
- Farnham 9.5 miles
- Central London 50.6 miles
- London Heathrow 42 miles
- London Gatwick 51.1 miles

Nearby Stations

- Liphook
- Haslemere
- Liss

Key Locations

- Black Down
- Woobeding Gardens
- Devil's Punch Bowl & Hindhead Common
- Petworth House and Park
- Cowdray Estate & Park

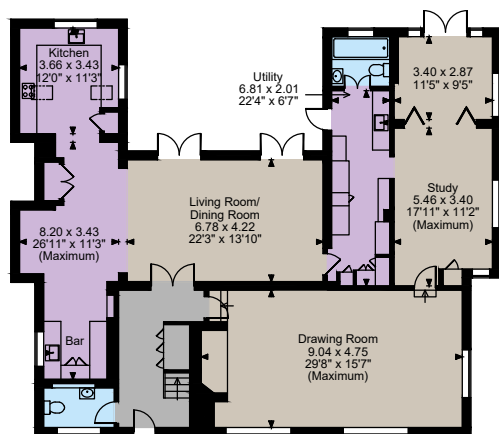
Nearby Schools

- Highfield & Brookham
- St Edmund's
- Amesbury
- Bohunt
- Churcher's College
- Bedales

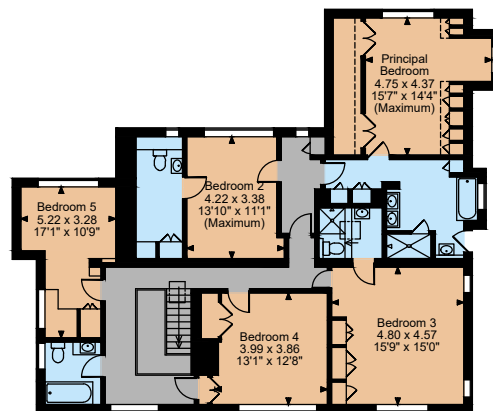




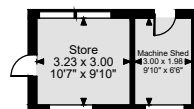




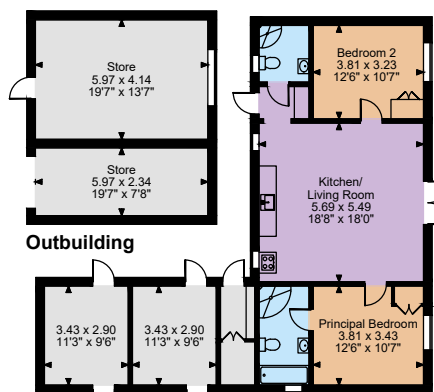
Ground Floor



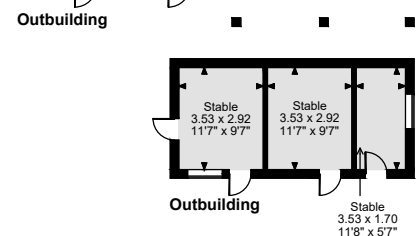
First Floor



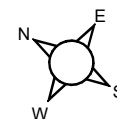
Outbuilding



Outbuilding



Outbuilding



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,471 sq ft (322.5 sq m)

Outbuildings internal area 1,954 sq ft (181.6 sq m)

Total internal area 5,425 sq ft (504.1 sq m)

For identification purposes only.

Directions

GU30 7RX

From London take the A3 London to Portsmouth road through the Hindhead tunnel and take the exit signposted Liphook A2131 and proceed to the centre of the village. At the mini-roundabout turn right onto the B3004, Headley Road, and continue along this road for 1.9 miles through Conford and turn right onto Passfield Road. Follow Passfield Road over the bridge and pass the turning for Bramshott Road on the right hand side, Tilburys is the second house on the right hand side and the parking is immediately after the house.

what3words: ///sunflower.appear.handbook

General

Local Authority: East Hampshire District Council

Services: Mains water and electricity. Oil-fired central heating. Private drainage which we believe complies with the current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

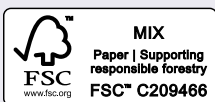
EPC Rating: D

Haslemere

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