Abbots Cottage

Tilford Road, Tilford, Farnham

STRUTT & PARKER

BNP PARIBAS GROUP

A picturesque country cottage with stabling and 2.4 acres in a sought-after Surrey Hills location

A double-fronted, detached period family home, thoughtfully combining modern amenities, quality fixtures and fittings, and elegant neutral décor with period features, including original fireplaces. Set in a rural position to the south of a desirable village, it is within easy reach of local and town centre amenities.

- **3 RECEPTION ROOMS**
- **4 BEDROOMS**
- **3 BATHROOMS**
- **STABLES & GARAGE**
- **2.4 ACRES**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2652 SQ FT**
- **£1,550,000 GUIDE PRICE**

The property

Abbots Cottage is an attractive rendered period family home offering 1,828 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. Designed to provide a practical and cohesive living and entertaining environment, it sensitively combines modern amenities, quality fixtures and fittings and elegant neutral décor with period features including casement glazing and some original fireplaces.

The ground floor accommodation flows from an entrance hall with useful storage. It gives access on one side to a sitting room with an office nook and an open fireplace, and on the other to a slate-floored dining room with an inset former bread oven, now used for storage, and a door to a rear hall with a contemporary family shower room and stairs rising to the first floor. A door from the dining room opens to a dual aspect kitchen, also with slate flooring. It has a range of wall and base units, complementary granite work surfaces and splashbacks, an Aga, and space for a good-sized table for more informal meals. A door opens to a side hall with an inter-connecting fitted utility room with terrace access and a door to a dual aspect wooden-floored drawing room with a woodburning stove flanked on each side by bespoke storage and bi-fold doors to the garden.

On the first floor an L-shaped landing with a feature fireplace and fitted shelving gives access to a dual aspect principal bedroom with en suite shower room, three further well-proportioned bedrooms and a modern family bathroom.

Outside

Set well back from the road, the property is approached over a driveway providing private parking and giving access to a shepherd's hut, suitable for a variety of uses including as a home office or self-contained accommodation, if required. The well-maintained formal garden surrounding the property is laid mainly to lawn interspersed with and bordered by mature topiary, shrubs and trees. It features a log store, a two-roomed outbuilding , and block-paved terrace accessible from the utility room, ideal for entertaining and al fresco dining.

The remaining land features an area of light woodland bordered by a stream with footbridge over, a solid oak-framed stable block with two loose boxes, a tack room and hardstanding and stock-fenced pastureland, the whole enjoying stunning views over surrounding countryside.

Location

Located in the Surrey Hills National Landscape, Tilford village has a scenic cricket green, a church, village hall, store, Post Office, two pubs, 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.

Distances

- Farnham 3.7 miles
- Guildford 12.4 miles

Nearby Stations

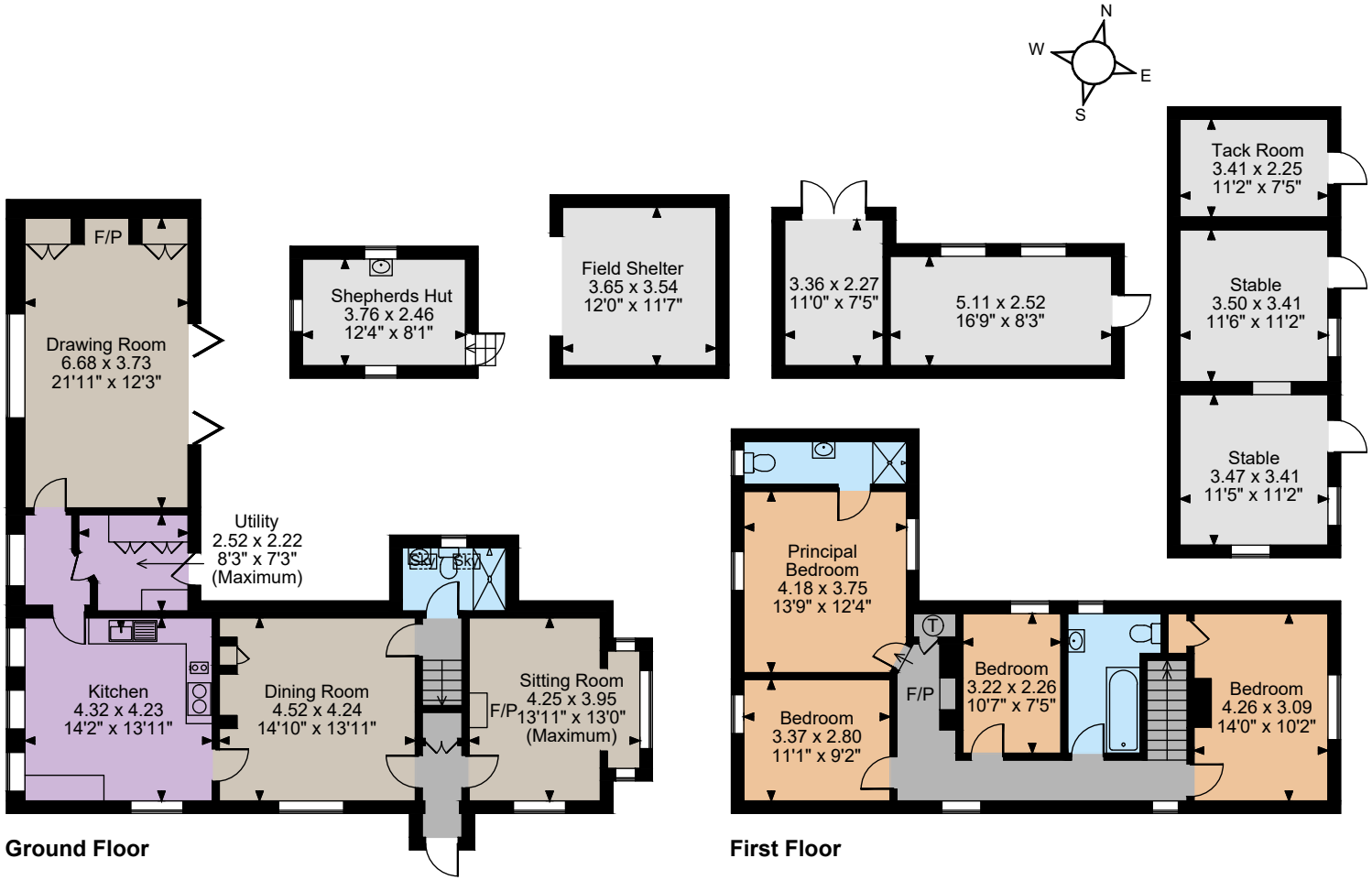
- Farnham 3.7 miles
- Haslemere 7 miles
- Guildford 12.9 miles

Key Locations

- Frensham Ponds
- Bourne Woods
- South Downs National Park

Nearby Schools

- All Saints Infant School
- Waverley Abbey Junior School
- Weydon School
- Edgeborough School
- Frensham Heights



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

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Floorplans

House internal area 1,828 sq ft (170 sq m)
Outbuildings internal area 824 sq ft (77 sq m)
Total internal area 2,652 sq ft (246 sq m)
For identification purposes only.

Directions

GU10 2DF
what3words: ///seducing.tumblers.print

General

Local Authority: Waverley Borough Council

Services: Mains electric, water, gas and drainage.

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

Council Tax: Band G

EPC Rating: D

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