

A photograph of a hallway with dark wood paneling on the walls and ceiling. A large, ornate wooden door with a transom window is open, revealing a garden outside. A radiator is on the left, and a coat rack with a hat is in the background. The floor is covered in a mosaic tile pattern. A lantern hangs from the ceiling.

Highmead
Whitmead Lane

Strutt
& Parker

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7,686 sq ft (714.1 sq m) | Freehold
7 bedrooms | 6 reception rooms
3 bathrooms | Double garage & tennis court

Guide price £3,250,000

An outstanding period house with extensive family accommodation and delightful gardens, set in a highly regarded position just outside the picturesque village of Tilford

Highmead is a handsome and substantial, detached house with seven bedrooms and a wealth of character features, situated in a peaceful and sought-after location. The property provides more than 7,000 sq ft of versatile, well presented accommodation.

The ground floor has a large reception hall with panelled walls, a recessed fireplace and oak flooring. Double doors lead to the dual aspect 30ft sitting room, with a southeast-facing bay window, and an ornate open fireplace. Also on the ground floor is a sun room with lovely views of the garden, a playroom, a large formal dining room and an impressive 35ft reception room with panelled walls, a fireplace with a log burner, and ample space for both seating and dining areas. The well-equipped kitchen and breakfast room includes terracotta floor tiles, fitted wooden units, a central island and a four oven AGA, while a walk-in larder, pantry and store provide excellent additional storage.

The first floor has six well-presented double bedrooms, four of which have washbasins, with several also featuring built-in storage, including one with a walk-in wardrobe. One bedroom also opens onto a southwest-facing balcony. There are three bathrooms on this level, while the landing also provides access to a first-floor kitchen, dining room and sitting room, offering excellent potential to create a self-contained annexe if required. Stairs continue to the second floor, where there is a seventh bedroom and loft storage.



Outside

The property is situated in the centre of its own gardens and grounds, featuring paved terraces to two sides of the house and a large level lawn beyond. To the south, the gardens take on a more parkland-style feel, with mature trees, established shrubs and flowering perennials. There are also formal ornamental areas with lonicera and lavender, together with a hard tennis court. To the front, a gravel large driveway provides ample parking and access to the detached double garage, which includes a first-floor office.

Location

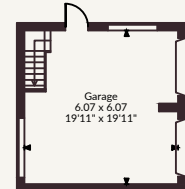
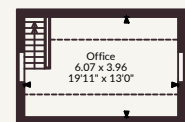
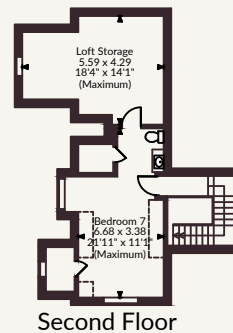
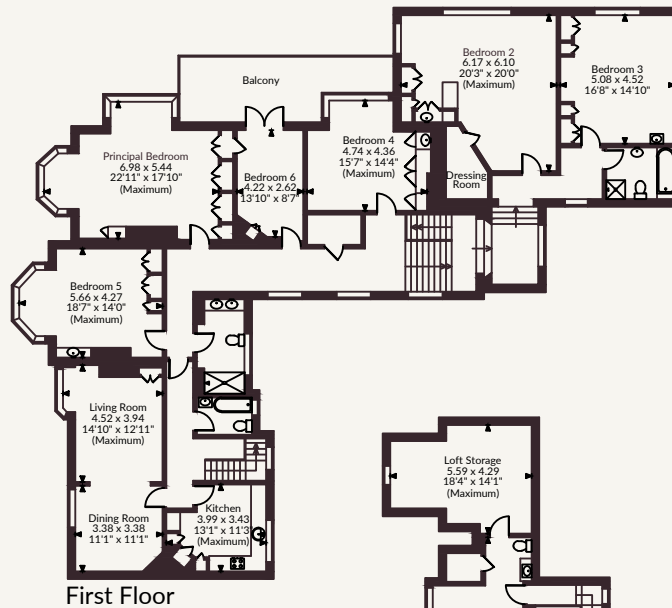
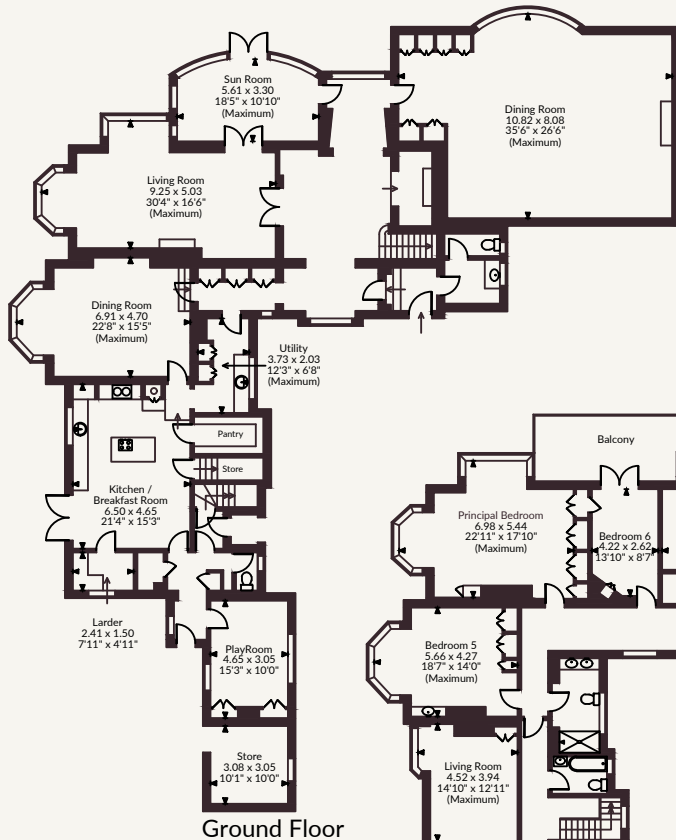
Positioned between the popular Surrey towns of Farnham and Godalming, Highmead is set in a rural position just outside the small village of Tilford. The house enjoys easy access to surrounding woodland, farmland, Crooksbury, Hankley and Putterham Commons and Cut Mill Pond, which provide miles of open countryside for walking, running and cycling. There is also a popular sailing club at Frensham Great Pond. Tilford is the quintessential village setting, with a church, public house, a village shop, café and an infant school. The nearby Georgian town of Farnham has an excellent range of shops, supermarkets and recreational facilities. There is an outstanding choice of state, independent and boarding schools in the Farnham, Guildford and surrounding areas including Waverley Abbey, Aldro, Barfield, Charterhouse, RGS and Guildford High School. The A31, A331 and M3 all provide easy access to the motorway network; Heathrow and Gatwick and airports are under an hour away.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: Mains electricity, water and oil-fired central heating. Private drainage that we understand from our client is compliant with current regulations
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





Highmead Whitmead Lane, Tilford, Surrey
 Main House internal area 7,030 sq ft (653 sq m)
 Garage building internal area 656 sq ft (61 sq m)
 Total internal area 7,686 sq ft (714 sq m)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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