



HILL CLEMENTS
SALES AND LETTINGS

TITTLESFOLD CROFT - PRIVATE

PRICE GUIDE

£1,950,000

Tittlesfold Croft,

The Haven, RH14 9BG

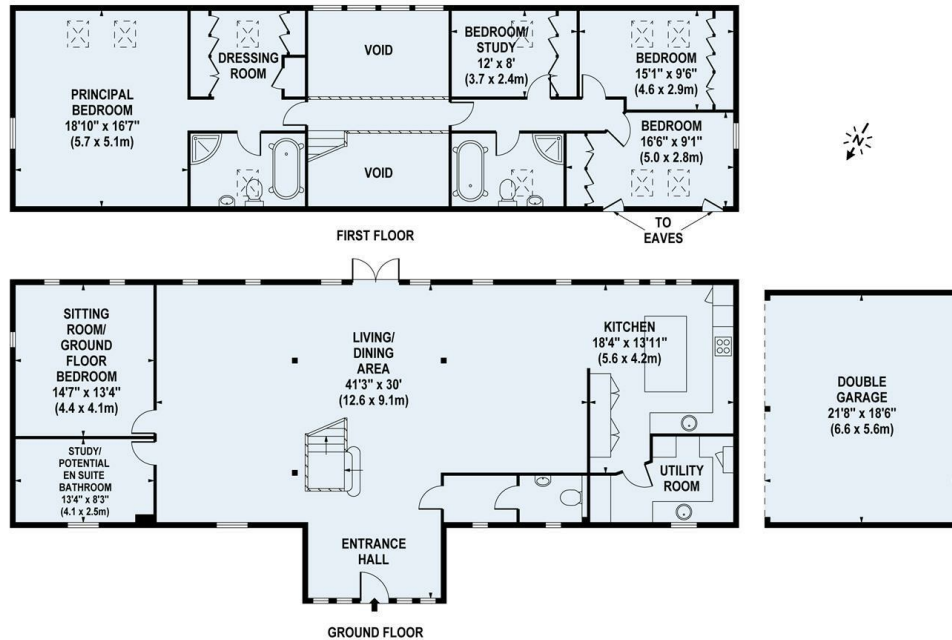
In a truly rural setting overlooking its own 6.5 acres on the Surrey/Sussex border - a three year old barn-style home with open plan beamed accommodation

PROPERTY SUMMARY

Tittlesfold Croft was completed in 2022 and was designed to replicate an oak framed barn, so there are extensive exposed oak beams within the light and bright open plan accommodation. There are wood effect ceramic tiles with under floor heating throughout the ground floor giving the large open plan reception areas a rustic theme. There is a cloakroom, two separate reception rooms, a kitchen and matching utility room on this floor. There are four air-conditioned bedrooms on the first floor and two bathrooms, including a fine principal suite with dressing room. Outside there is an open double garage and a garden area with a large entertaining terrace overlooking its own paddocks to a wooded backdrop. Please note that the photos were taken in 2022.







APPROX. GROSS INTERNAL FLOOR AREA 2946 SQ FT / 274 SQ M (MAIN HOUSE) (INCLUDING VOID)
 APPROX. GROSS INTERNAL FLOOR AREA 402 SQ FT / 37 SQ M (DOUBLE GARAGE)
 APPROX. GROSS INTERNAL FLOOR AREA 3348 SQ FT / 311 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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DIRECTIONS

From Guildford take the A281 through Shalford and Bramley villages. Carry on over the Elmbridge Road traffic lights and continue through Alfold Crossways and on to Bucks Green, turning right within the village into Haven Road. Carry on, keeping right and the the driveway to Tittlesfold is the second drive on the left after The Haven sign. Proceed down the drive bearing right where the electric gates to Tittlesfold Croft are on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Horsham

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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