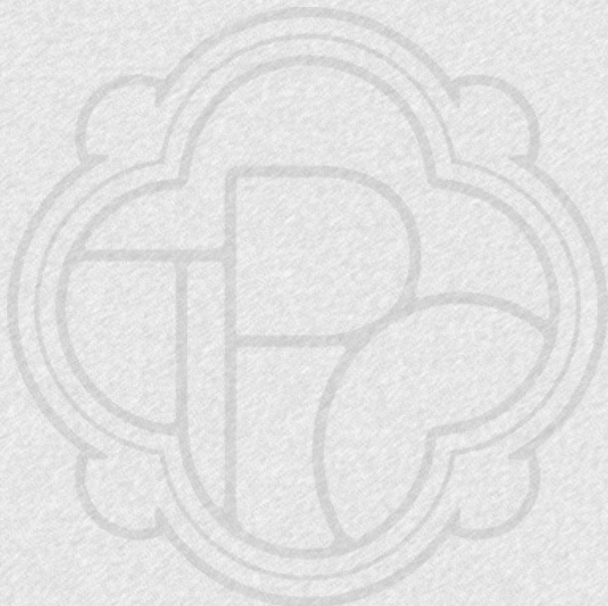


MONKS HILL HOUSE



MONKS HILL HOUSE
TILFORD

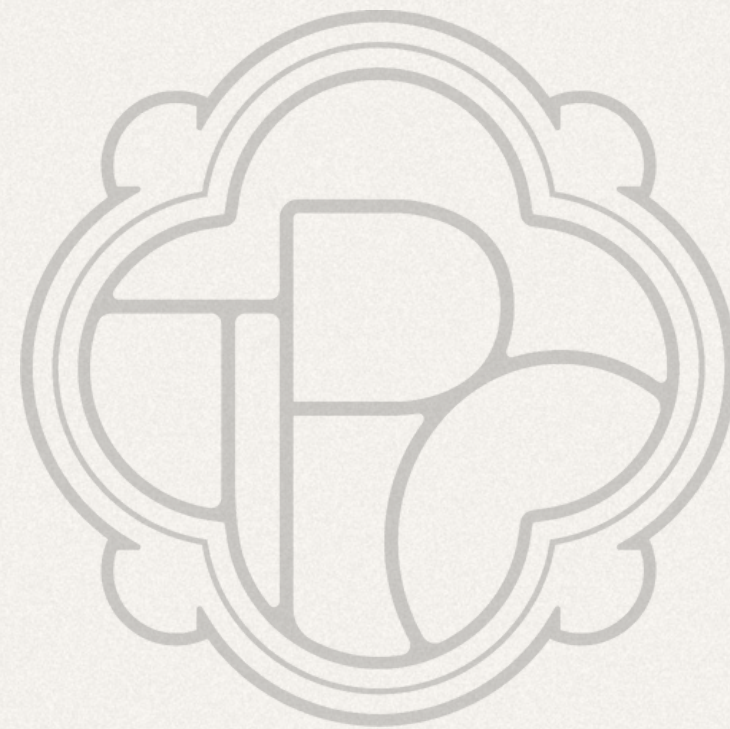


£5,000,000

TILFORD



CHARLES HILL, TILFORD



WELCOME HOME

Guide Price
£5,000,000

Available for the first time in half a century, Monks Hill House stands true to its late Victorians origins. Built by a member of the Knight family, a prominent business dynasty in Farnham at that time, Monks Hill House is an unusually intact example of late Victorian domestic architecture. The property has had only three resident families since it was built in 1890.

THE PRIVATE OFFICE

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THE PRIVATE OFFICE

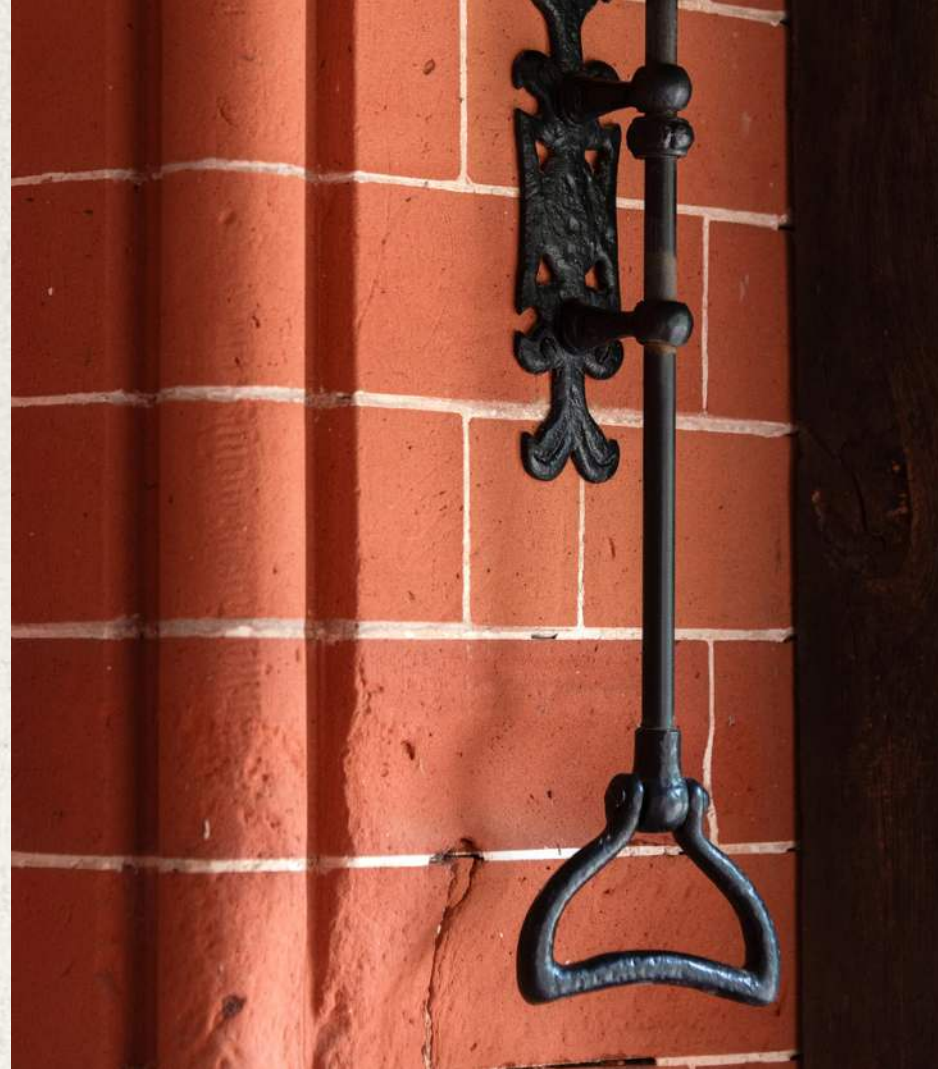
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ACCOMODATION

Approached via electronic gates, you pass the Lodge House and continue to the top of the drive, which opens out to reveal an imposing Victorian house: a second driveway then returns you to the gated entrance.

You enter the house via a substantial front door, to a grand reception hall with its oak-framed fireplace, complete with decorative wooden side seating: this area also provides access to the main reception rooms.

The south facing dining room is one of the most notable rooms in the house: its tall, oak framed, stone fireplace and high ceilings make for the most impressive entertaining space. The adjacent formal drawing room features a stunning bay window, that provides an unspoilt view of the extensive garden and original fireplace with stone surround. The kitchen sits in its original orientation and boasts an AGA, a separate oven is situated for those summer months. A study/library, family room and former butler's pantry complete the ground floor accommodation.

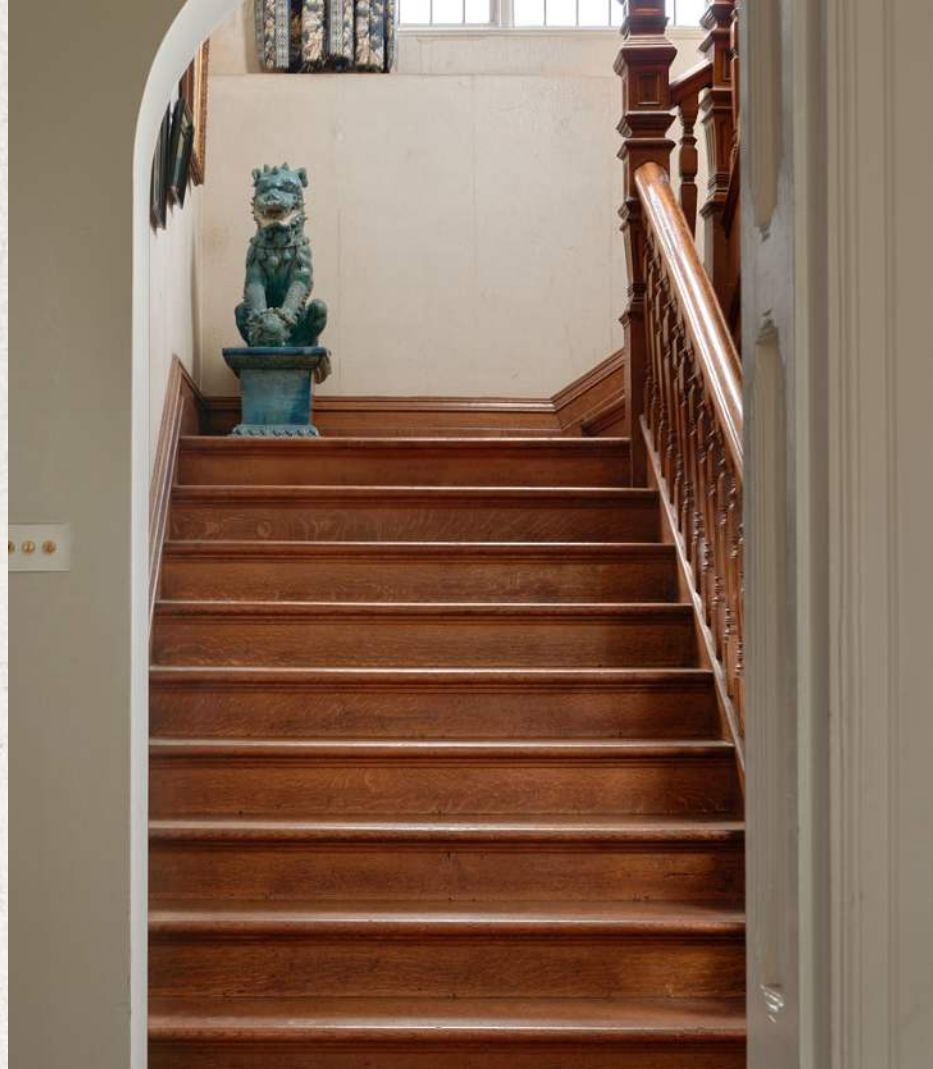


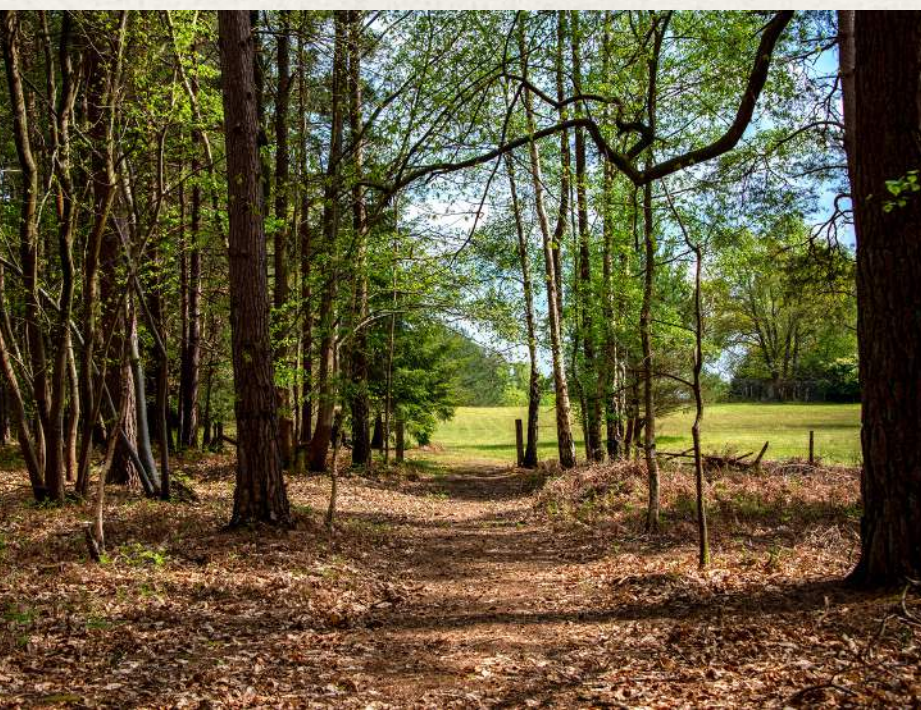
ACCOMMODATION

An oak staircase elevates you to the first floor, giving access to six double bedrooms, three of which enjoy south facing views over the gardens: a second staircase, at the back of the house, provides an auxiliary access to all floors.

The second floor, comprising of five further rooms, would make the perfect staff or au-pair accommodation, as it is currently configured with bathroom and kitchen facilities.

The basic layout of the main house is largely unchanged since it was built and there is plentiful scope for developing the accommodation subject to your needs. Monks Hill House presents an incredible opportunity for a buyer looking for a home filled with history, character and charm, located within your own private estate.

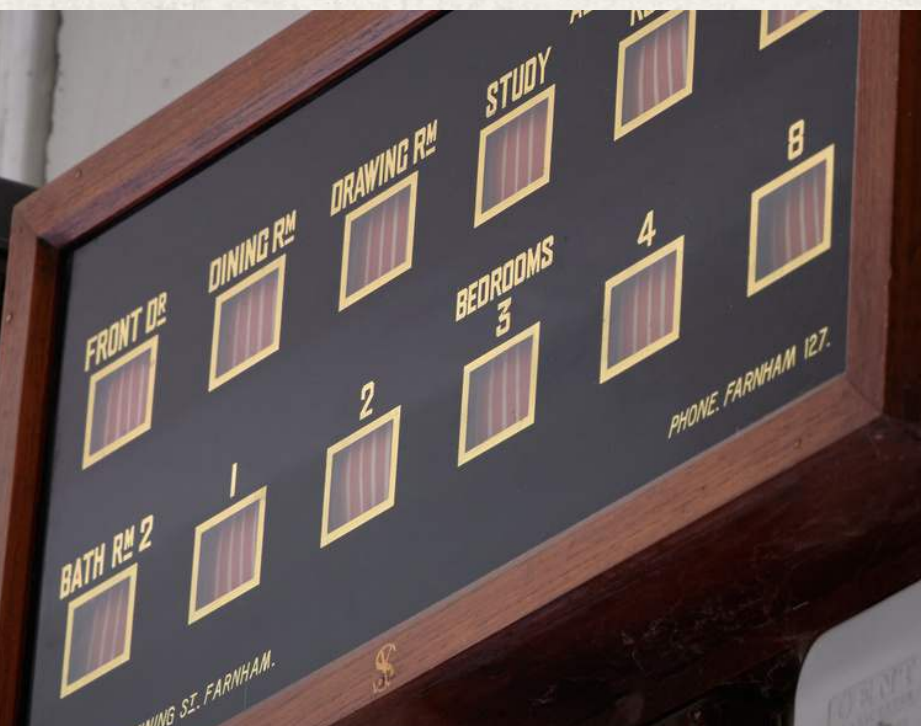
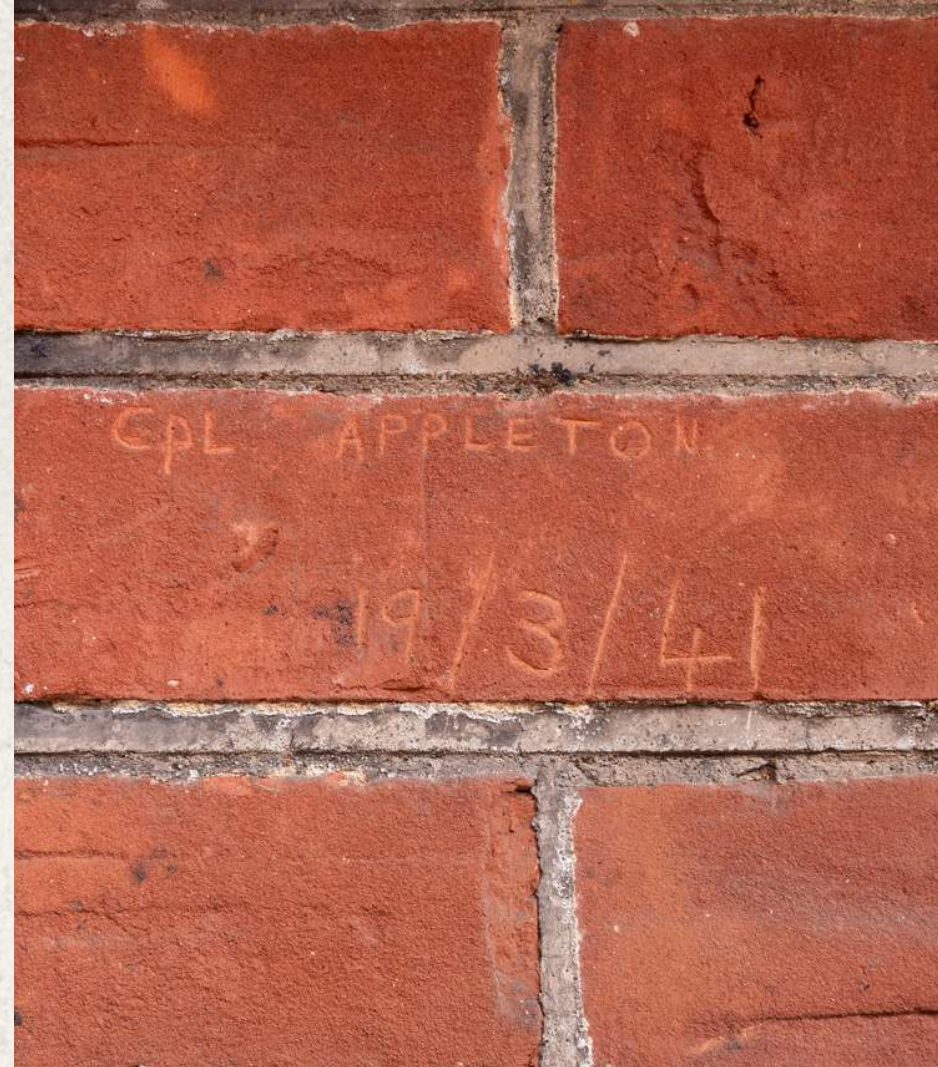




GROUNDS

The house sits within just under 60 acres of private land, including two paddocks and a large expanse of private woodland with direct access onto neighbouring Crooksbury Common, which offers acres of endless walks, nature and escapism from reality. There are no immediate neighbours and the outlook is entirely within the property's own boundary, offering privacy, protection and long-term flexibility from each view.

The formal gardens are mainly laid to lawn, but various flower beds surrounding the house allow for hours of fun for horticultural lovers. Two patio areas are carefully positioned to make the most of the day and evening sunshine, while the rest of the gardens are surrounded by mature trees offering complete privacy.



HISTORY

Monks Hill House was requisitioned during the Second World War and occupied by the Canadian, British and New Zealand military. A number of details from this period remain in situ: engravings and chalk markings are still visible on internal walls throughout the Coach House, including notes about kit bags, laundry supplies and upcoming showings at the Barley Mow, the public house by Tilford green.

The original owner's brother, John Henry Knight, invented one of the first petrol driven automobiles at his workshop in nearby Farnham, so it is quite likely that Monks Hill House was host to the earliest example of motorised personal transport we now take for granted.



THE LODGE

A fully detached premises located at the foot of the drive, The Lodge comprises two reception rooms, kitchen, two bedrooms, bathroom, off street parking and its own private gardens.

This is currently rented and could make for a most excellent investment option, or could be kept as formal guest space for family and friends.

LOCATION

The property is situated just outside the village of Tilford, an area of outstanding natural beauty, known for its green spaces, period houses and peaceful setting. The historic town of Farnham is nearby, providing a full range of amenities including independent shop and restaurants.

There are regular trains to London Waterloo from both Farnham Station (56 minutes) and Guildford Station (36 minutes). Road connections to the A3, A31 and M25 are also nearby. It has easy access to Farnborough Airport which is just 11 miles away, Heathrow (28 miles) and Gatwick (39 miles).



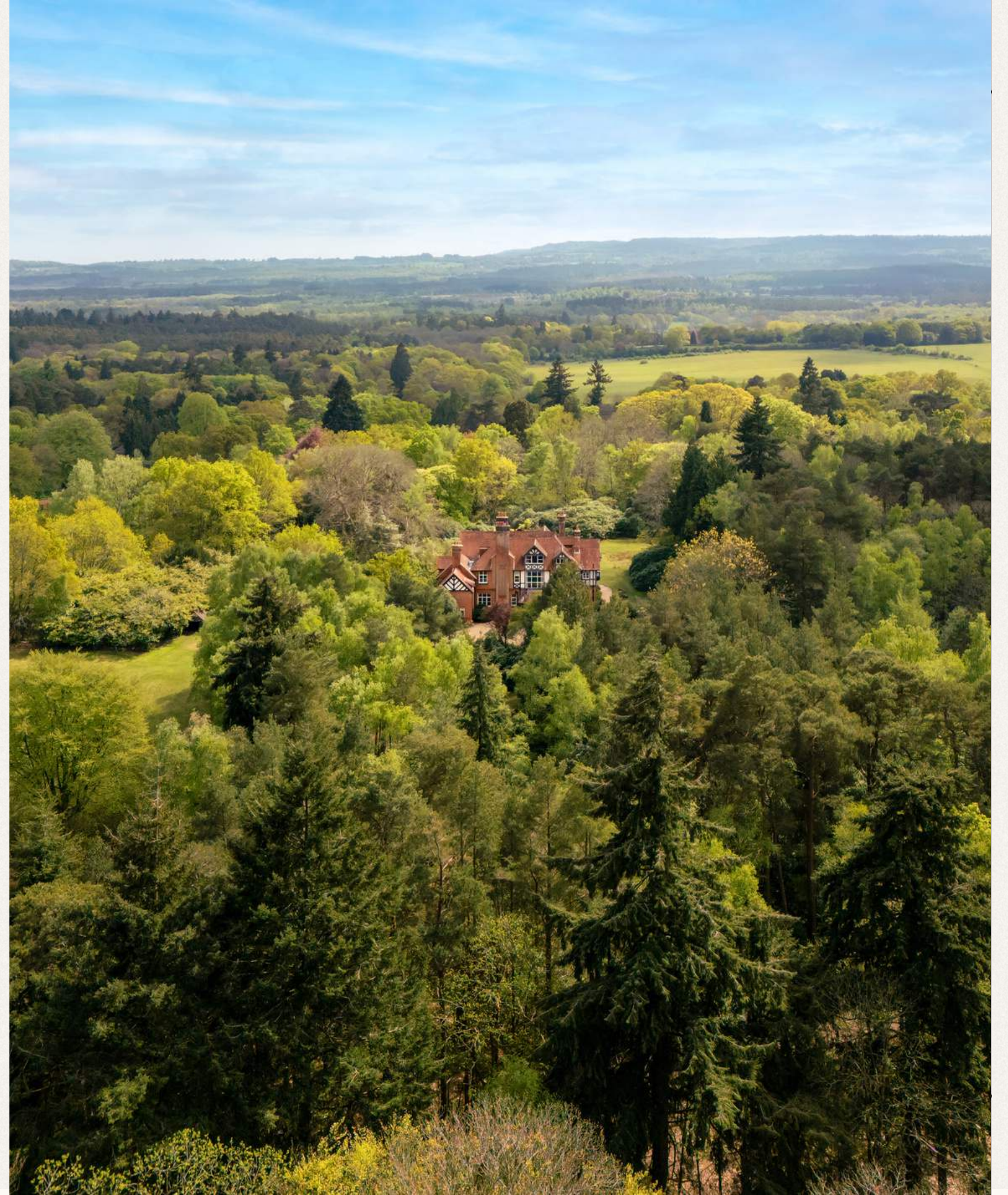
MONKS HILL HOUSE, CHARLES HILL, TILFORD



CLOSE PROXIMITY TO FARNHAM AND HASLEMERE



ACCESS TO A3 AND M25



MONKS HILL HOUSE, CHARLES HILL, TILFORD

Monks Hill House, Farnham Road, Tilford, Farnham GU10 2AL

Gross Internal Area (Approx.)

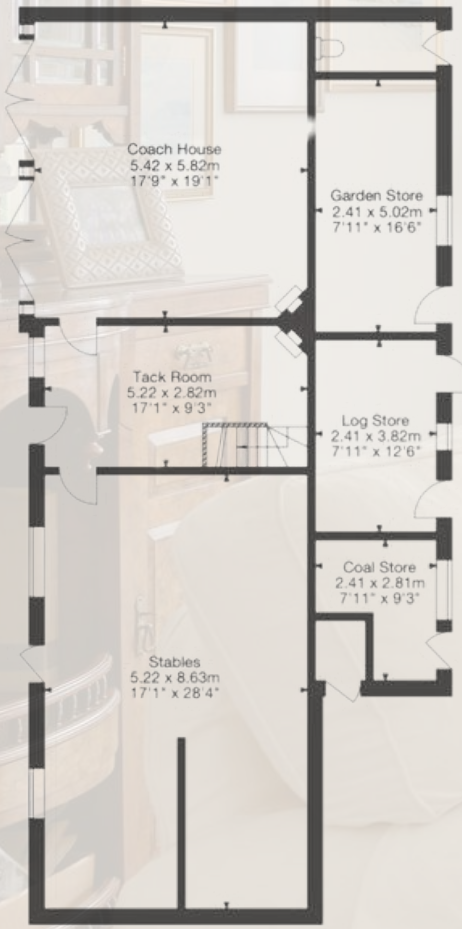
Main House = 728 sq m / 7,836 sq ft

Coach House = 173 sq m / 1,862 sq ft

Total Area = 901 sq m / 9,698 sq ft



First Floor



Ground Floor
Coach House



Ground Floor
Main House

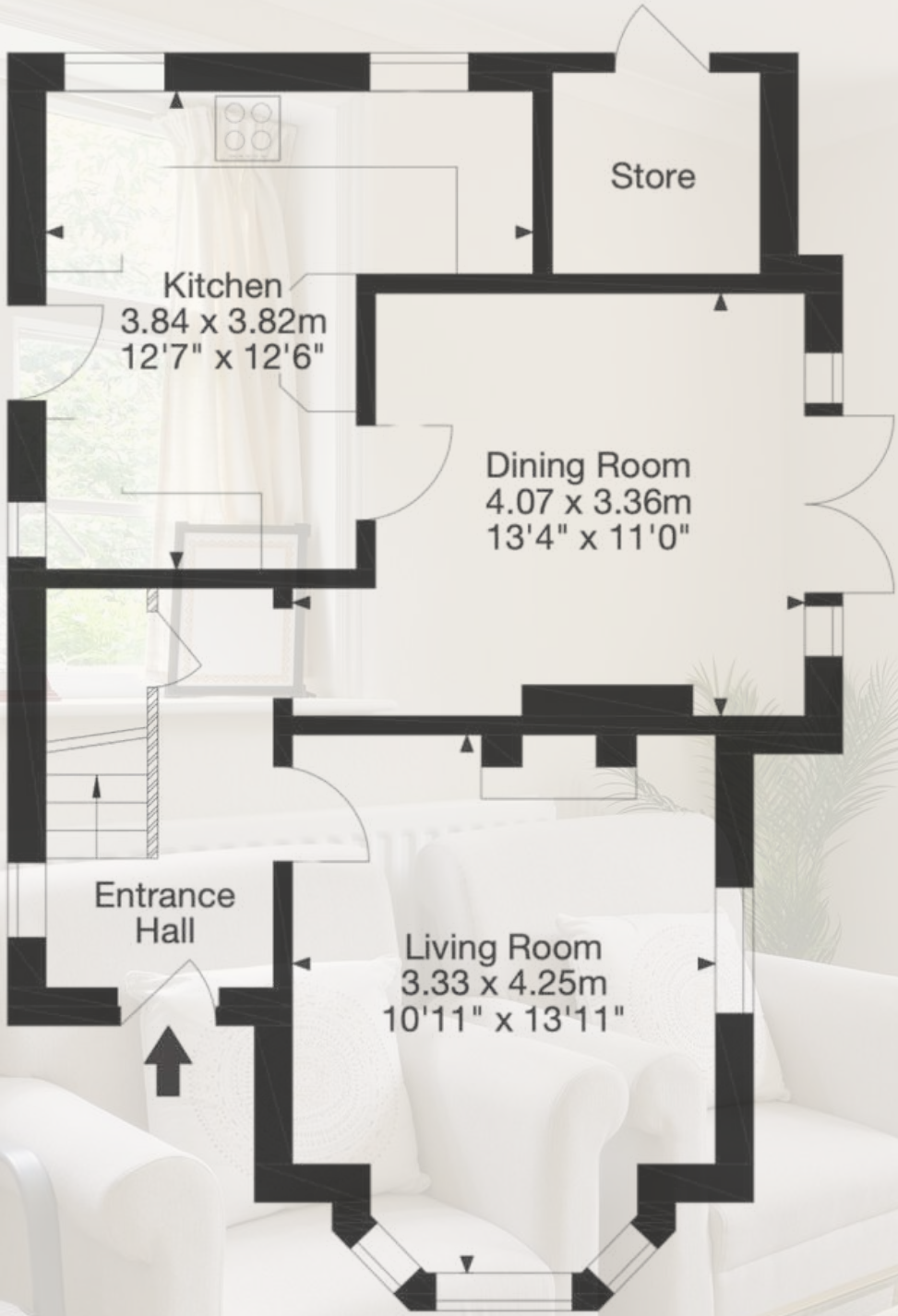


Second Floor

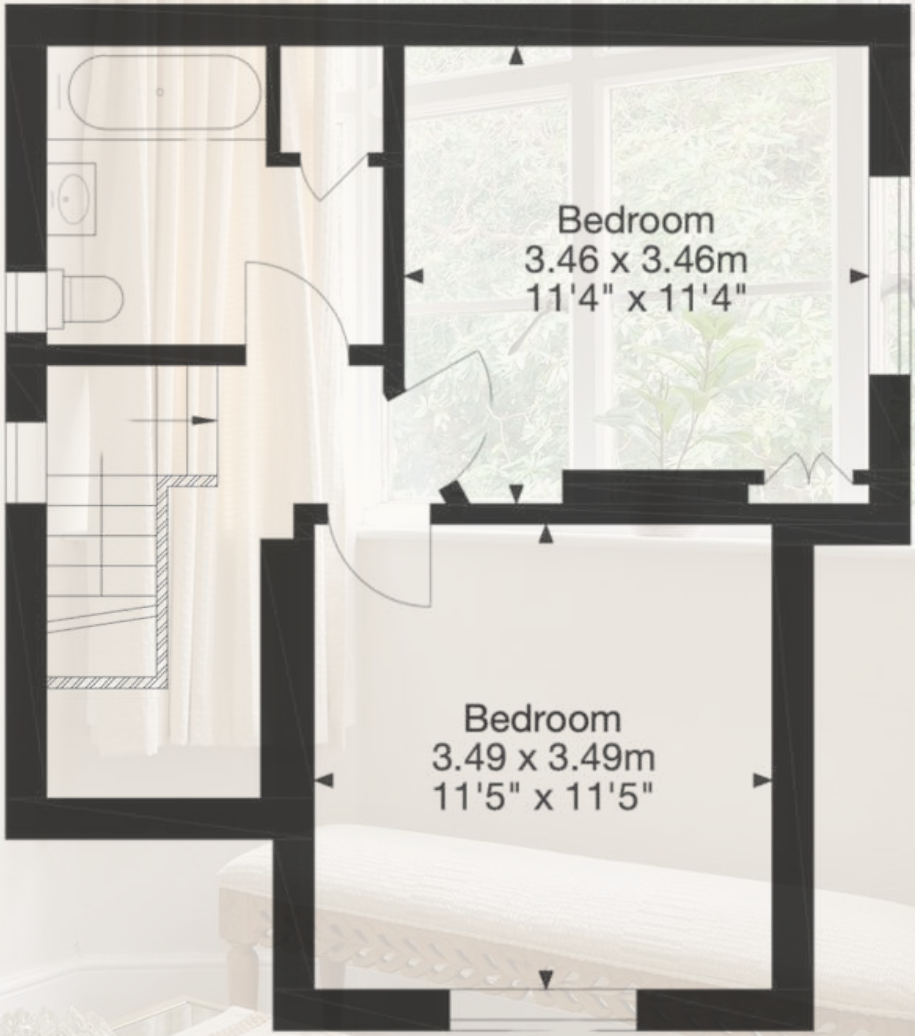


First Floor

Monks Hill Lodge, Tilford, Farnham, Surrey
Gross Internal Area (Approx.)
Main House (incl. Store) = 83 sq m / 898 sq ft



Ground Floor



First Floor



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.



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