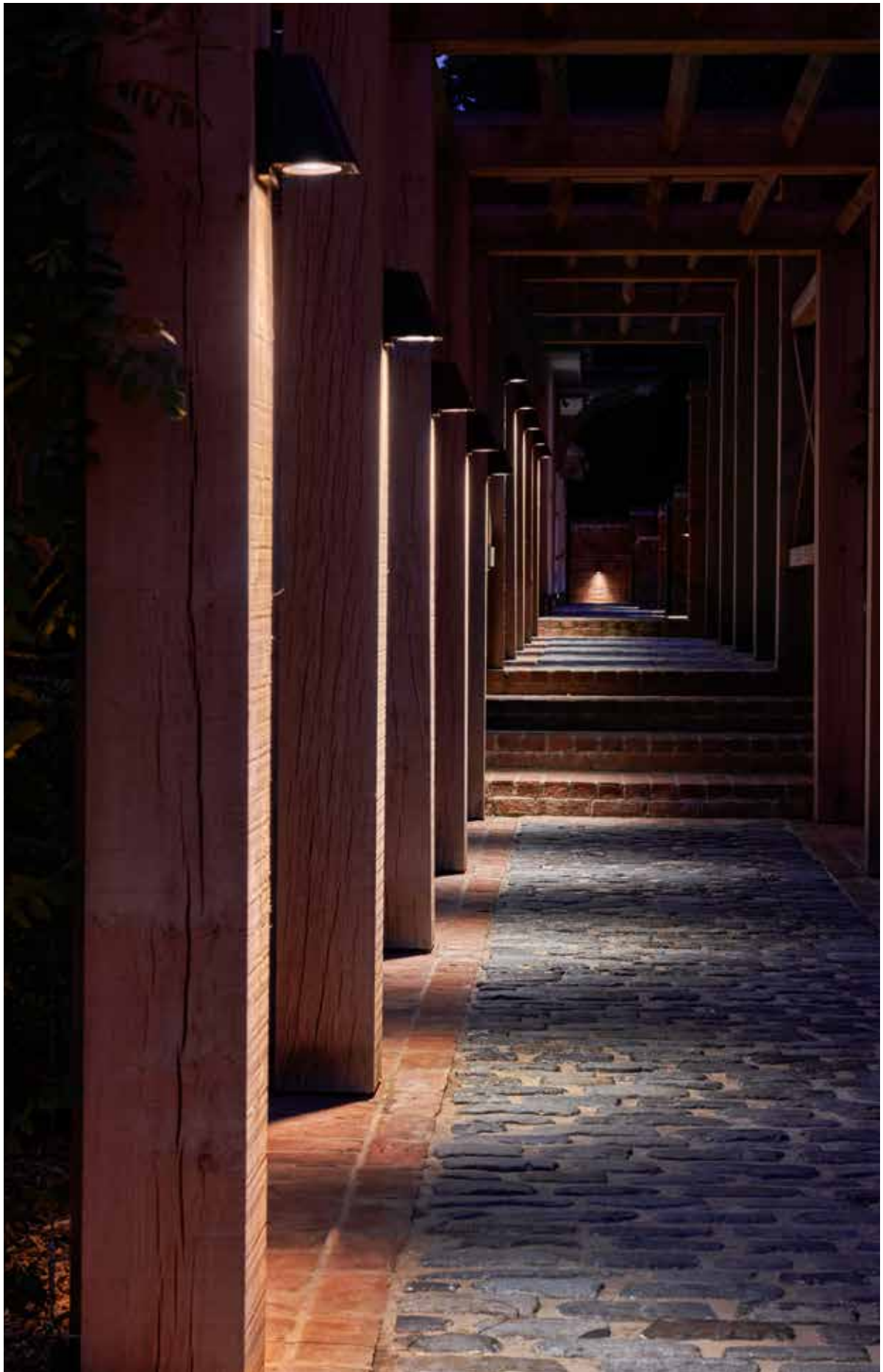




MONKSFIELD HOUSE & COTTAGE







A FABULOUS SECLUDED SMALL COUNTRY ESTATE IN THE BEAUTIFUL SURREY HILLS.

Monksfield House

Ground Floor

Entrance hall - Drawing Room - Dining Room - Live In Kitchen / Breakfast / Family Room
Study - Cloakroom - Shower Room - Laundry Room - Boot Room

First Floor

Principle Bedroom with Dressing Room and Ensuite Bathroom
Two further Bedrooms with Ensuite Bathrooms. Linen Cupboard

Second floor

Two Double Bedrooms and a Family Bathroom
Full planning permission (In Perpetuity) for a circa 1,600 sq ft leisure complex / flexible space.

Monksfield Cottage

Live In Kitchen / Diner - Three Bedrooms - Family Bathroom - Utility Room - Shower Room

Ancillary Buildings

Oak Party Barn and Garaging with Biomass Boiler Room
Large Workshop / flexible space, with heating
Garaging for a further 6-8 cars with heating / dehumidifiers (total garaging 10-14 cars)
The garages were made by Chart Stables in Kent and have been designed so they can
be converted for other uses including equestrian stabling
Alitex Greenhouse
Gardeners office with lavatory and various purpose built storage buildings

Gardens & Grounds

Circa 10.5 acres of Parkland style gardens, that have been open many times for the NGS.
A 0.5 acre lake, 100's of mature trees forming an unusual arboretum and a partly walled
garden that is currently an orchard. There is a main entrance and a delivery entrance, along
with direct access to Crocksbury common behind for walking, riding, cycling etc.

Infrastructure

Mains electric and back up diesel generator - Mains gas heating and Biomass boiler heating
Mains water and borehole water for irrigation - Rainbird irrigation to all areas of the garden
Robotic mowers for all the grass areas - Electric gates, alarms and CCTV
Biomass boiler heats the House, Cottage, Greenhouse and Workshop.
It receives a Renewable Heat Incentive income of circa £8,000 per year
The Lake is fed by the rainwater from the house & party barn
Private Drainage installed circa 2010



THE MAIN HOUSE

Ground Floor

Entrance hall - Drawing Room - Dining Room
Live In Kitchen / Breakfast / Family Room - Study
- Cloakroom - Shower Room - Laundry Room
Boot Room

First Floor

Principle Bedroom with Dressing Room
and Ensuite Bathroom
Two further Bedrooms with Ensuite Bathrooms
Linen Cupboard

Second floor

Two Double Bedrooms and a Family Bathroom

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PRINCIPLE BEDROOM SUITE



MONKSFIELD HOUSE & COTTAGE



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BEDROOMS TWO, THREE, FOUR & FIVE



All of the bedrooms afford spectacular views of the grounds

MONKSFIELD HOUSE & COTTAGE





THE COTTAGE

- Live In Kitchen / Diner
- Two Double Bedrooms
- Single Bedroom
- Family Bathroom
- Utility Room
- Shower / Lavatory







THE GROUNDS

Circa 10.5 acres of Parkland style gardens, that have been open many times for the NGS.

A 0.5 acre lake, 100's of mature trees forming an unusual arboretum and a partly walled garden that is currently a orchard. There is a main entrance and a delivery entrance, along with direct access to Crocksbury common behind for walking, riding, cycling etc.



MONKSFIELD HOUSE & COTTAGE



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OAK PARTY BARN & GARAGES

The Party Barn has a plumbed kitchen area with oak outside kitchen cupboards & removable free-standing bar. Two open fireplaces. Integrated music speakers on Control 4 with wiring for outdoor TV. Cloakroom with two sinks and two lavatories. Electric infrared overhead heater.

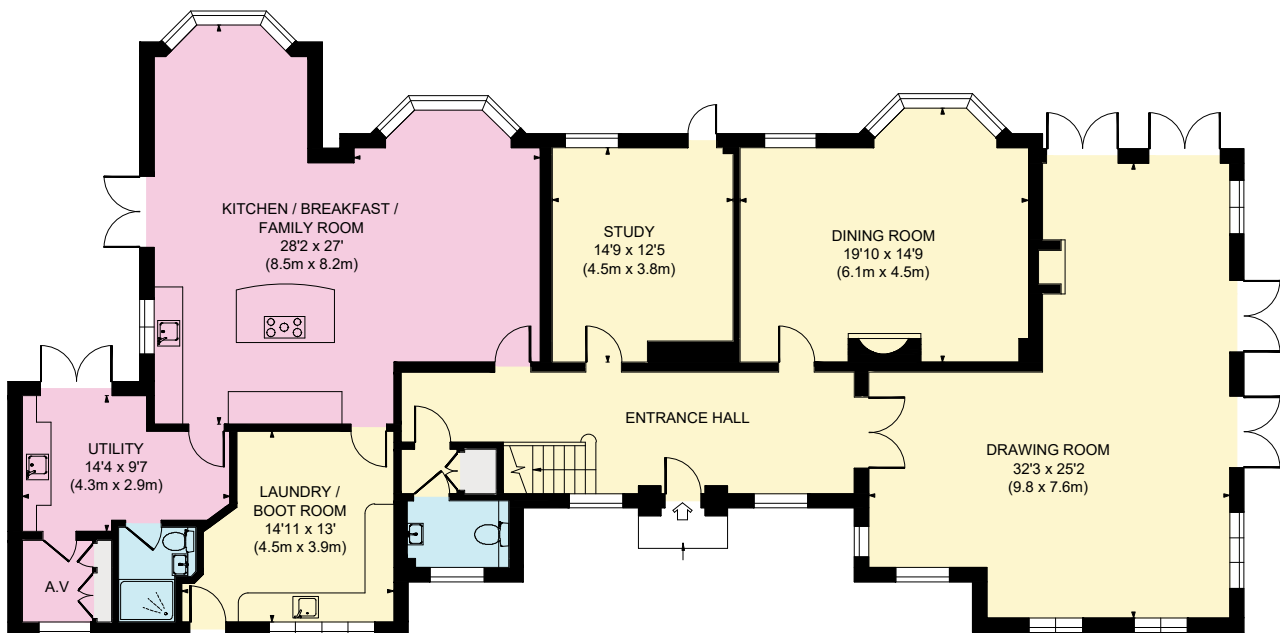
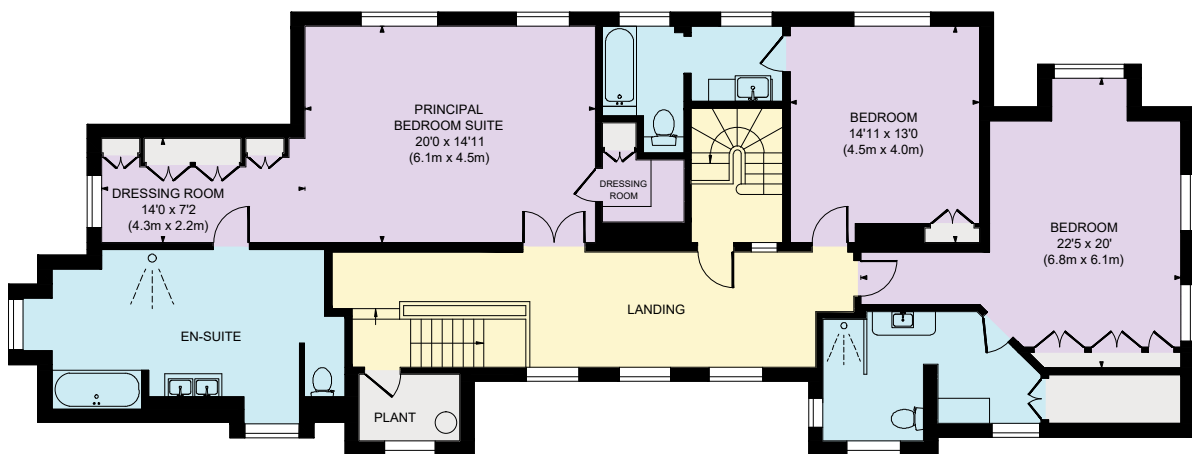
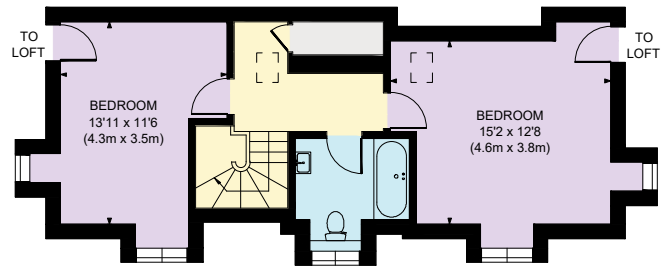
Garages with two Hormann electric garage doors, a utility area with sink, cupboard and washing machine.

ETA Biomass boiler room two water tanks and pumps. IT rack for music and TV in Party barn. Clothes drying rack

The garage is heated by the Biomass boiler, when in use.

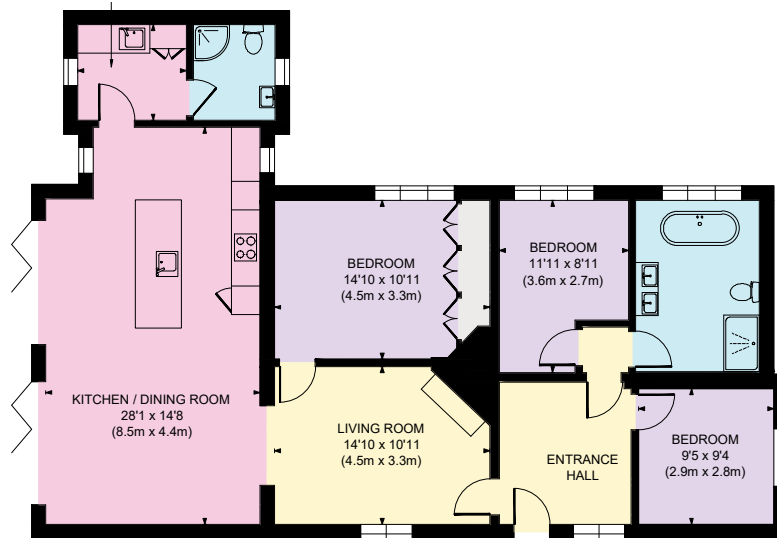
Main House (A)

4,698 sq foot GIA

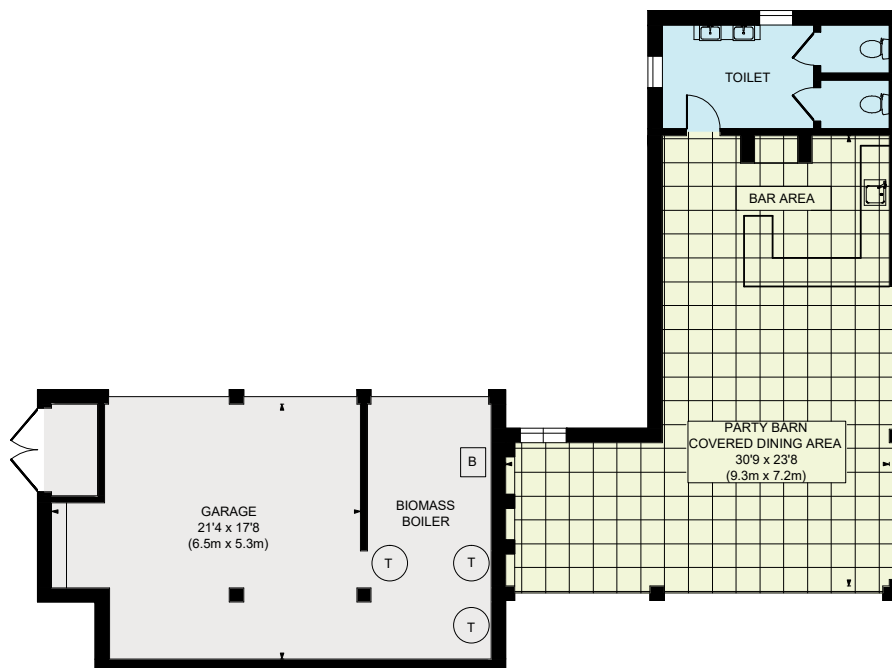


Cottage (B)

1,260 sq foot GIA

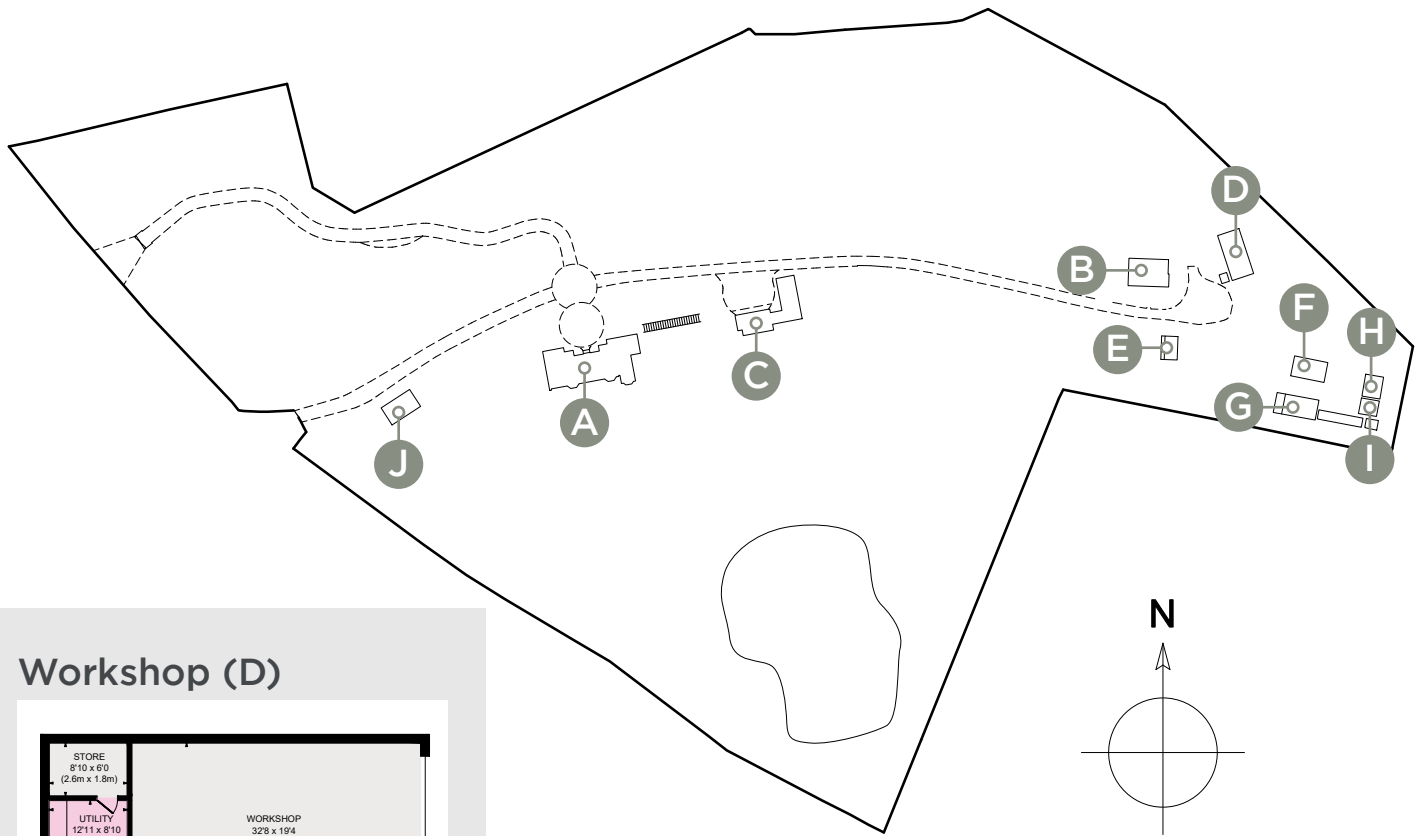


Party Barn (C)

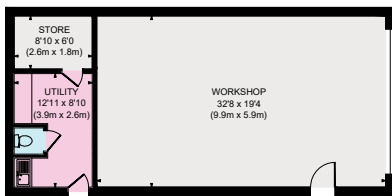


Party Barn, Outbuildings and Garages Total 4,131 sq foot GIA

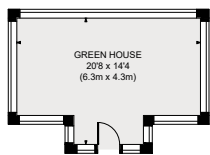
MONKSFIELD HOUSE & COTTAGE



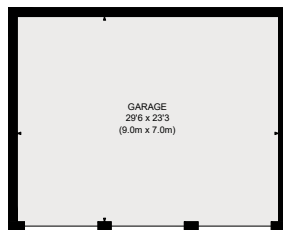
Workshop (D)



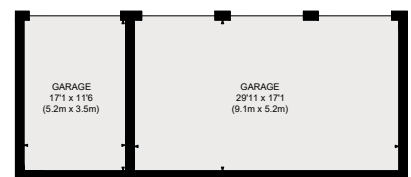
Green house (E)



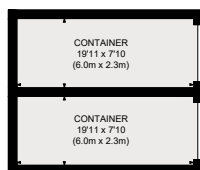
Garage (F)



Garage (G)



Cointainer (H)



Outbuilding (I)



Log Store (J)



Party Barn, Outbuildings and Garages Total 4,131 sq foot GIA

MONKSFIELD HOUSE & COTTAGE



FULL PLANNING PERMISSION TO EXTEND THE HOUSE

Indoor pool, with entertaining room,
changing rooms etc
Designed to look like a walled garden,
creating a tranquil spa like area
www.waverley.gov.uk application
WA/2021/02386

Full planning permission has been granted
and building work was implemented, so the
permission is there for a future owner to
implement, with no time constraints.



THE SURROUNDING AREA

From the back gate you have direct access to Crooksbury Common that has approx. 130 acres to enjoy for walking, cycling or horse riding with direct access to bridleways (by permit).

Footpaths from the common can take you to Farnham, Guildford and to the South Downs way.

You can also walk to the well-known pub in The Sands, the Barley Mow.

Location

Transport

- Regular trains to Waterloo
- Farnham to Waterloo from 52 minutes
- Guildford to Waterloo from 35 minutes
- Heathrow Airport 29 miles
- Gatwick Airport 44 miles
- A3 junction 6 miles

Activities

- Excellent local country pubs
- Wide variety of restaurants in Farnham and Guildford
- Hankley Common Golf Club
- Various local golf clubs
- Tilford cricket club
- Tennis clubs at Tilford, Frensham & Elstead
- Extensive shopping at Farnham and Guildford
- Farnham Cinema
- Horse racing at Goodwood, Ascot & Sandown Park
- Motor racing at Goodwood
- Excellent walking, cycling and horse riding, direct from the back gate
- Frensham Ponds, Devils Punch Bowl & Puttenham within minutes drive

Local schools

There are several excellent schools

- All Saints Primary School, Tilford
- St Polycarps, Farnham
- South Farnham Junior School

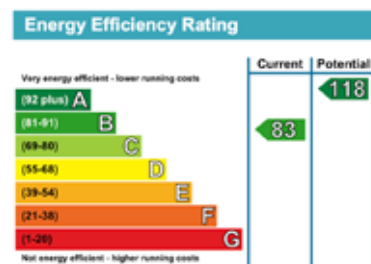
Slightly further afield but still an easy commute, are:

- Aldro
- Lord Wandsworth
- Charterhouse
- Priorsfield
- Cranleigh, Royal Grammar School
- Guildford High
- Tormead
- Wellington College

House



Cottage



The current owners have always been concerned about the environmental impact they made and have worked hard to make it both energy and environmentally friendly, as you can see by the EPC rating.



Directions

Postcode: GU10 2AL
What3words: ///exotic.mushroom.uppermost
Monksfield House and Cottage,
Charles Hill,
Tilford,
Surrey GU10 2AL

The property is situated on the B3001, which is the road from Farnham to Elstead. Coming from Elstead and the A3, the property will be on your right hand side and you will see the gates, as pictured above.

Viewings

By Appointment through sole selling agent Knight Frank

Services

Mains electric and back up diesel generator
Mains gas heating and Biomass boiler heating
(with RHI income)
Mains water and borehole water for irrigation
Private Drainage (replaced 2010)

Property information

Tenure: Freehold.
Local Authority: Waverley District Council.
Council Tax: House Band H, Cottage Band E
EPC Rating: B

MONKSFIELD HOUSE & COTTAGE



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