

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

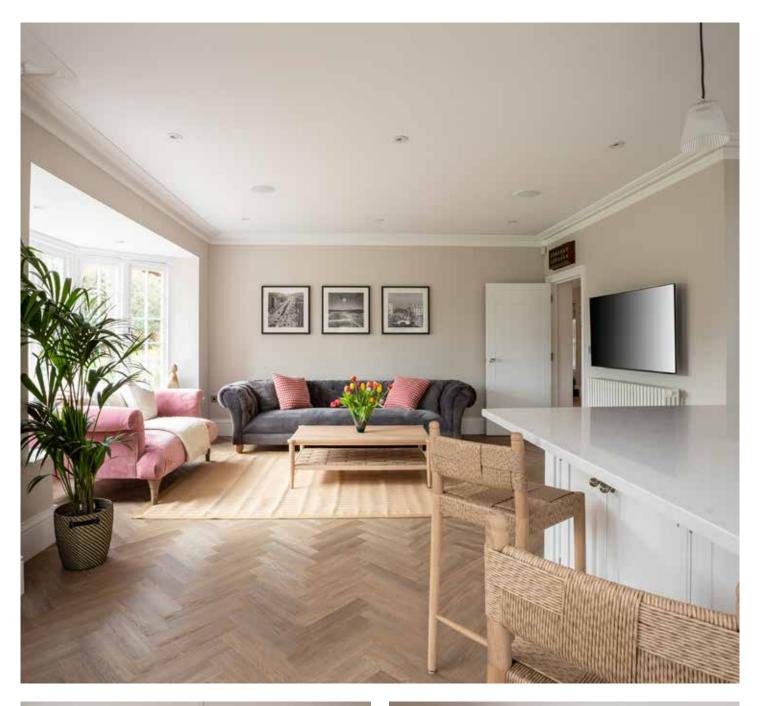
Circa 10.5 acres of Parkland style gardens, that have been open many times for the NGS. A 0.5 acre lake, 100's of mature tress forming an unusual arboretum and a partly walled garden that is currently a orchard. There is a main entrance and a delivery entrance, along with direct access to Crocksbury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

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

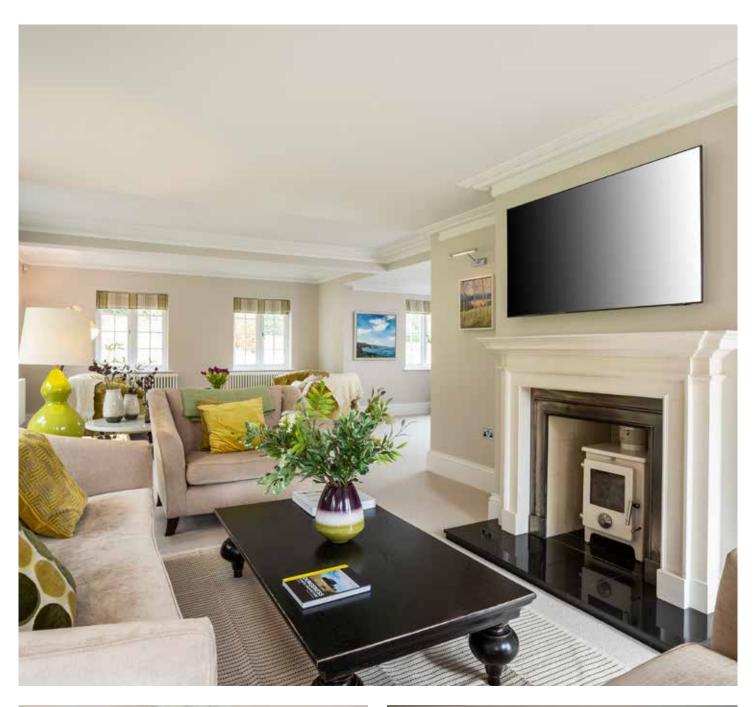
















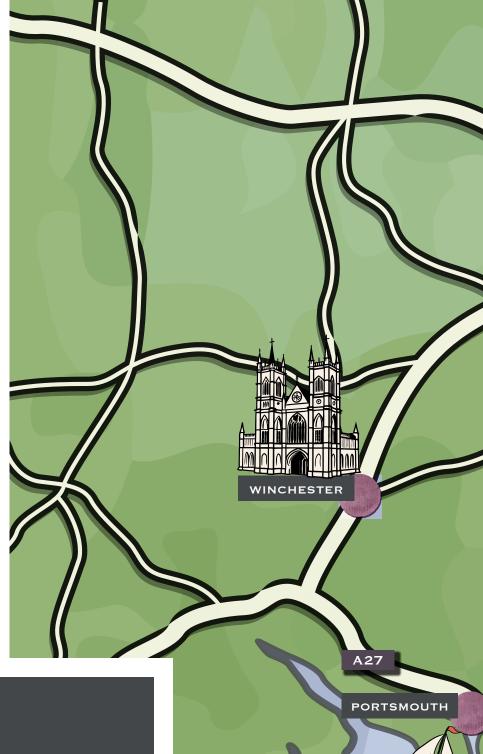
Location

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



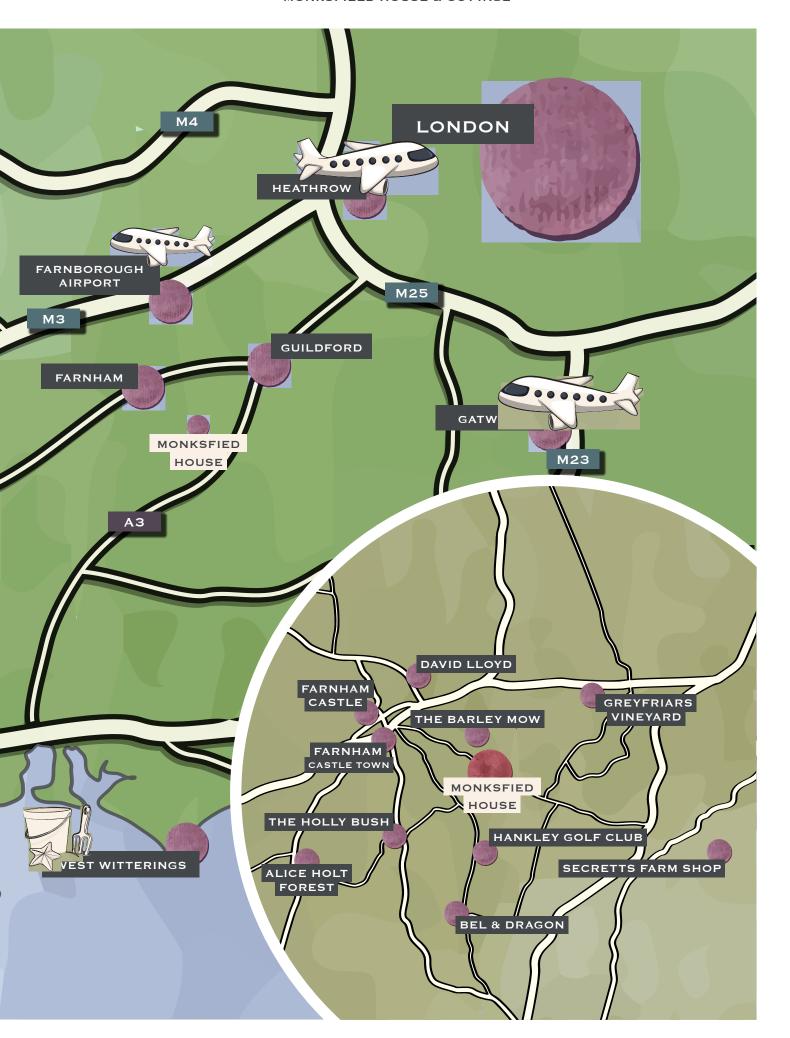
Local schools

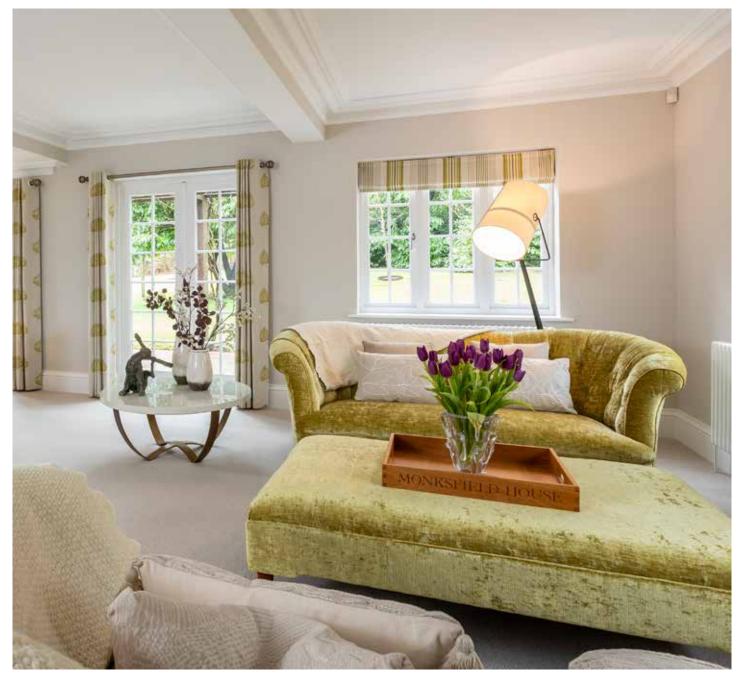
There are several excellent schools

- 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
- Tormeac
- Wellington College

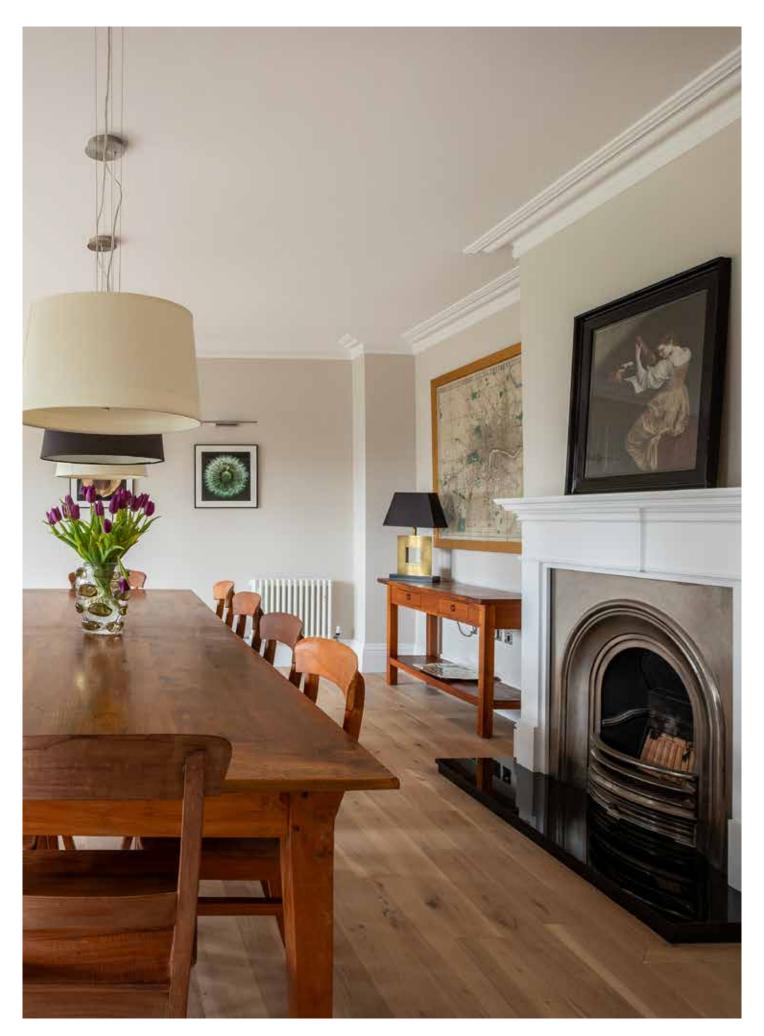


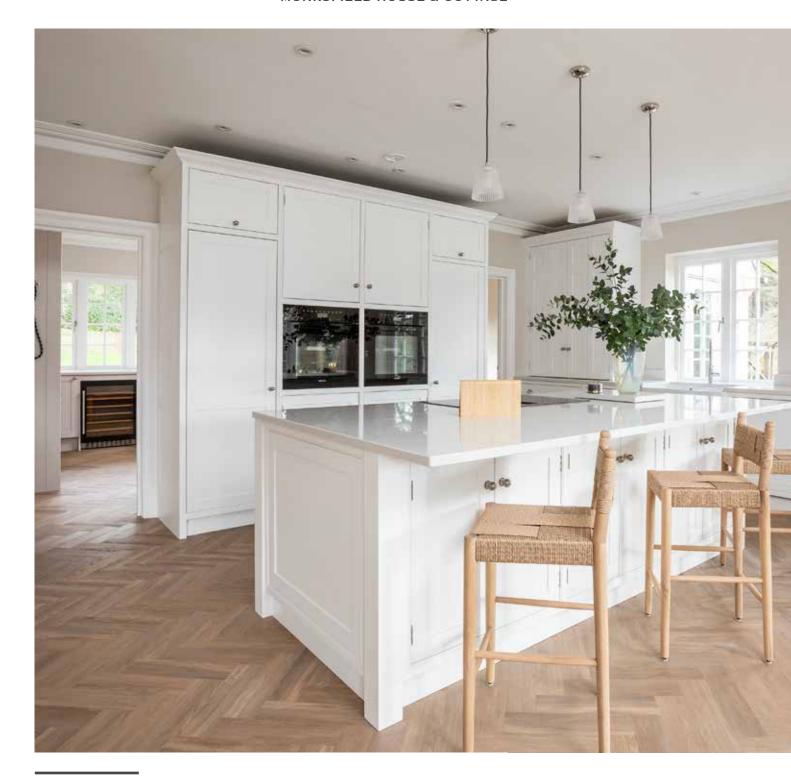


THE MAIN HOUSE

Originally built in 1936, for the daughters of the Coleman Knight family, of Lloyds Bank. It was then sold in the mid 1960's to the Arbuthnot's of Arbuthnot Bank. The current family bought Monksfield in 2008 and commenced on an epic restoration and redesign of the entire site to produce their version of a 'small English country estate'. The whole site was reworked in the winter of 2024 /25, replacing the kitchen, two ensuites, carpets, redecoration inside and out, to bring you a 'turnkey' home, ready to enjoy.







LIVE IN KITCHEN

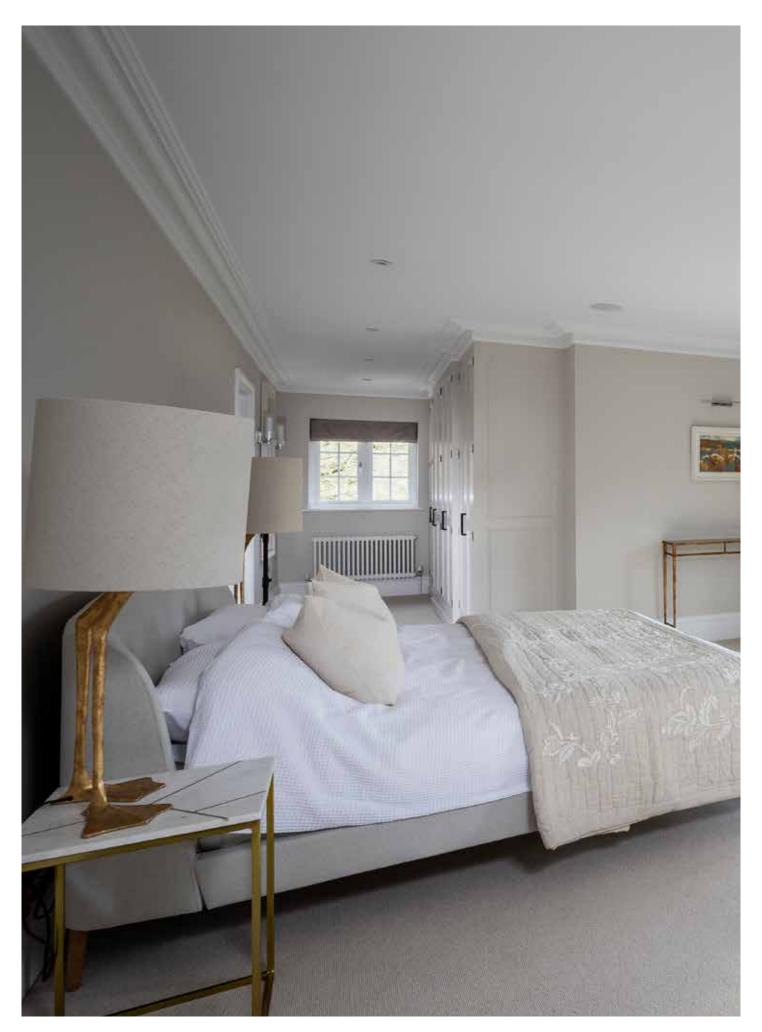
- New Bespoke handmade English kitchen, with Quartz worktops & island
- Two Miele integrated dishwashers (new)
- Two Miele ovens (new)
- Miele integrated Fridge (new) & Miele integrated Freezer (new)
- Miele induction hob with built in extractor (new)
- Belfast sink with Quooker tap (new)
- Dining area
- Generous seating area with TV point
- Integrated ceiling speakers

















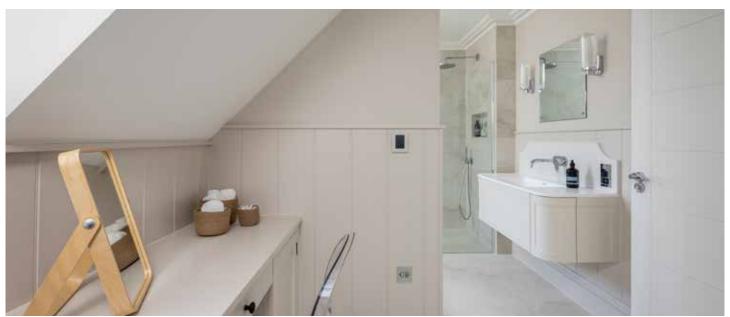
PRINCIPLE BEDROOM SUITE

- Newly carpeted floor
- Wall lights, 5-amp and ceiling lights
- Built in wardrobes with lights
- Integrated ceiling speakers and wall TV point
- South and East facing windows overlooking the grounds
- Built in wardrobes and dressing area
- Newly refurbished bathroom with double sink, bath, shower, lavatory and storage

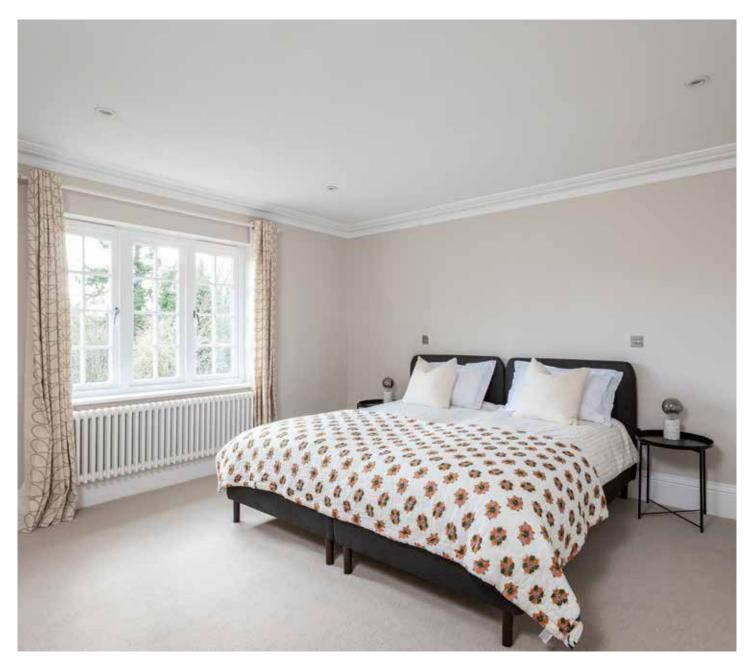


BEDROOM TWO

- Newly carpeted floor
- Wall lights, 5-amp and ceiling lights and wall TV point
- Built in wardrobes
- South and West facing windows overlooking the grounds
- Newly refurbished bathroom with sink, shower, lavatory, and dressing area and storage



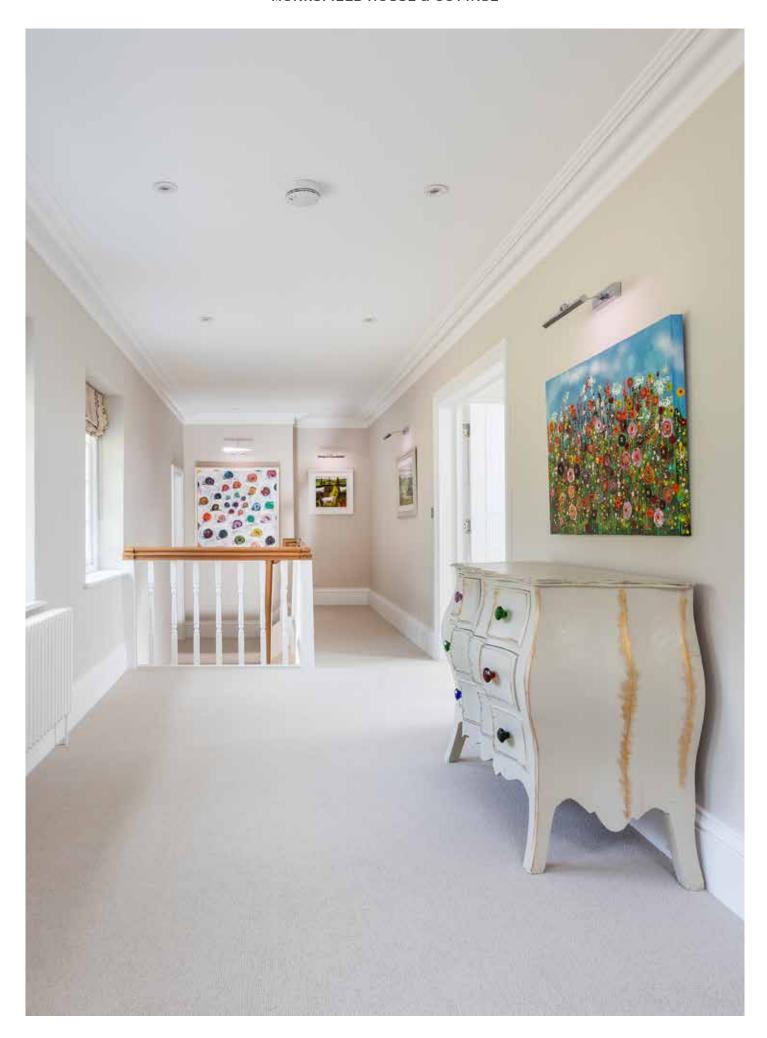






BEDROOM THREE

- Newly carpeted floor
- Wall lights, 5-amp and ceiling lights and wall TV point
- Built in wardrobe
- South facing window overlooking the grounds
- Bathroom with sink, bath / shower and lavatory









BEDROOMS FOUR & FIVE

- Newly carpeted floor
- Wall lights, 5-amp and ceiling lights and wall TV point
- Built in wardrobe
- South facing window overlooking the grounds
- Bathroom with sink, bath / shower and lavatory



All of the bedrooms afford spectacular views of the grounds









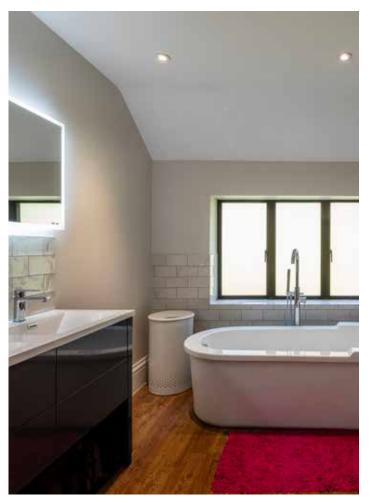
MONKSFIELD COTTAGE

Originally built circa 1880, as a gardener's cottage to Monks Hill, it has been with Monksfield House since the mid 1930's. The cottage sits well away from the main house and is screened by mature hedges. Fully refurbished in 2009/10 and then extended and remodelled in 2020.

The 2020 refurbishment work allowed the future flexibility of dividing the property for flexible use eg large office and two bed cottage etc.

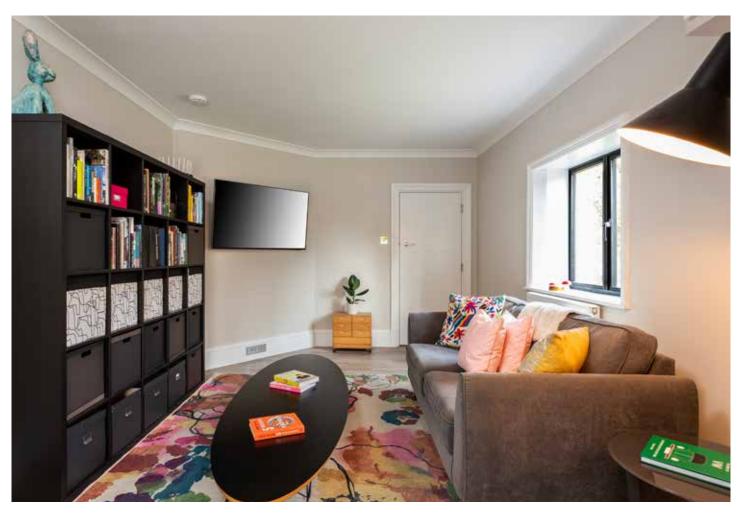






THE COTTAGE

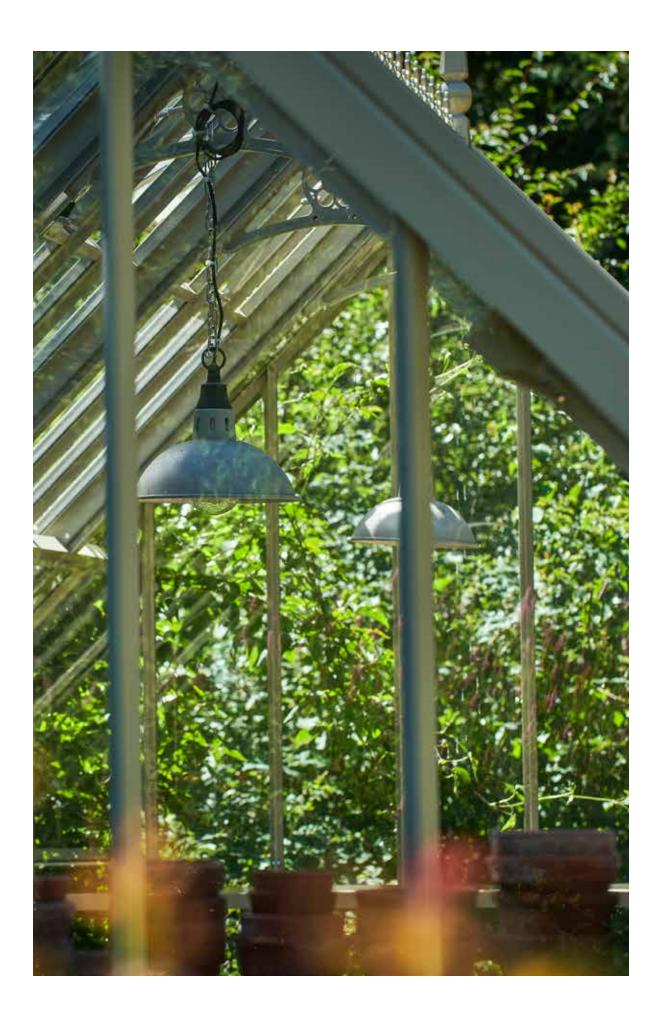
- Live In Kitchen / dinner
- Two double bedrooms
- Single bedroom
- Family bathroom
- Utility room
- Shower / lavatory











THE GARDENS & GROUNDS

Monksfield House is set in circa 10.5 acres of mature parkland style grounds, with some magnificent trees. It is understood that when the land belonged to Monkshill in the 1880's, it was planted as an arboretum. It then appears there was a large replanting in the 1930's, which was followed on by an extensive replanting of trees in 2010-12 by the current owners. At the same time all the trees were measured and catalogued by an arboriculturist Peter Thurman.

The gardens have been opened for both the National Garden Scheme, the local hospice and various other fund raising events. One of the many features is a Hampton Court Show Garden, that was transplanted after the show in 2011 forming a wildlife stream garden. There is a halfacre lake, fed by the rainwater from the house, which is home to many mirror carp and other wildlife.

Other features include

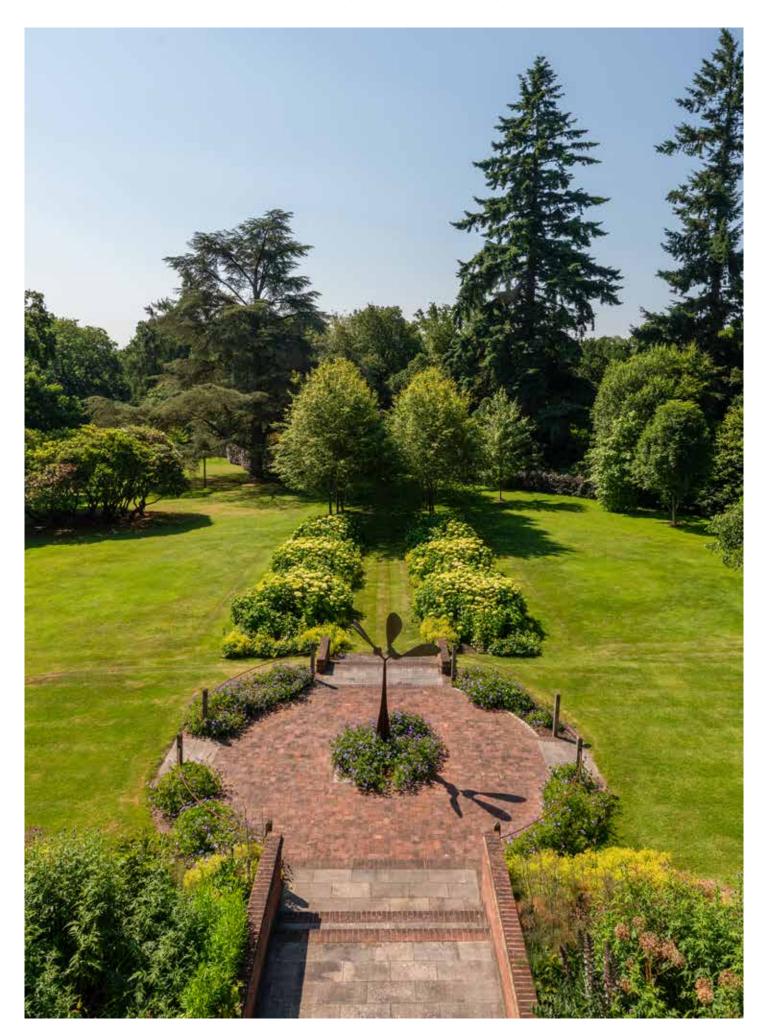
A part walled garden planted as an apple orchard and bee sanctuary

An Alitex green house with underfloor and seed bed heating from the

Biomass boiler.

Rainbird irrigation to the principal areas, fed by a borehole
Eight Husqvarna robotic mowers keep the circa 5 acres of grass neatly cut
An internal roadway linking the buildings together in an informal way
A combination of deer and rabbit fencing, along with close board
fencing to the perimeter.

The site has been run in a sensitive organic way since the current owners bought it in 2008, which has been rewarded by a huge variety of birds and insects enjoying the land.









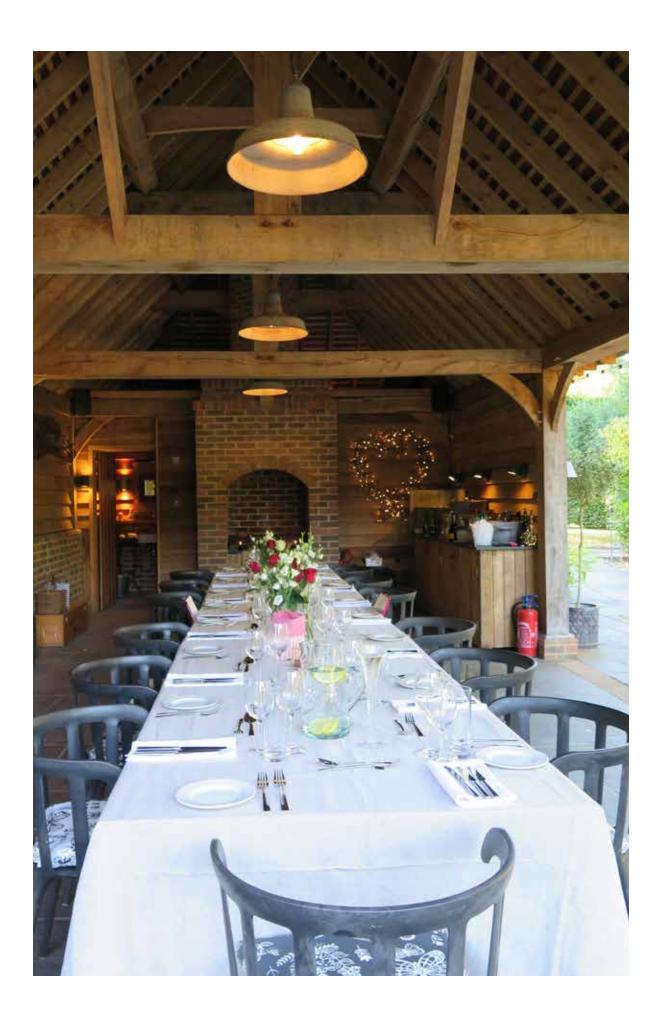
















OAK PARTY BARN & GARAGES

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.







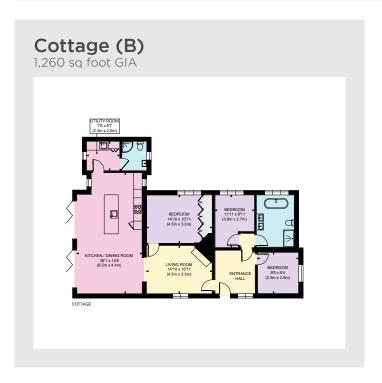


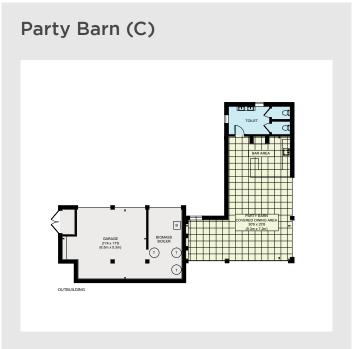


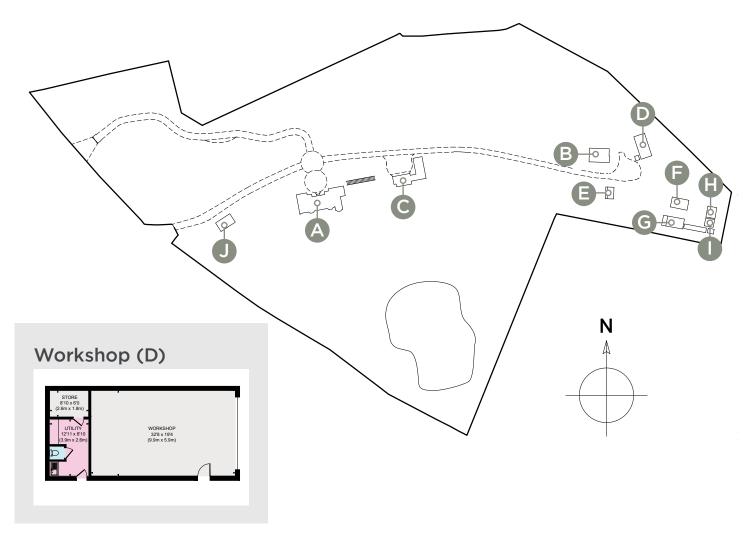


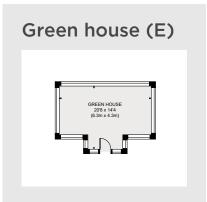


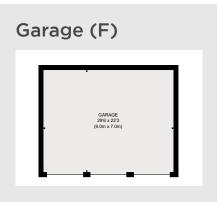
Main House (A) 4,698 sq foot GIA FIRST FLOOR 808

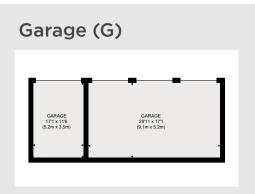


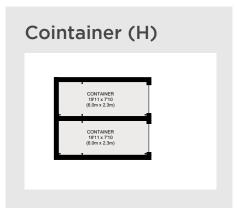


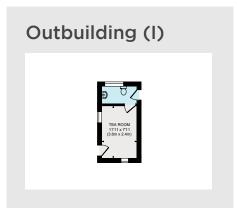


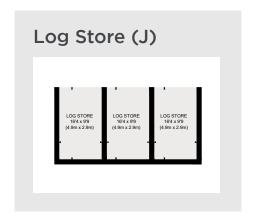












Part Barn, Outbuildings and Garages Total 4,131 sq foot GIA





Live in Kitchen

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- New Bespoke handmade English kitchen, with island
- Quartz worktops
- Two Miele integrated dishwashers (new)
- Two Miele ovens (new)
- Miele integrated Fridge (new)
- Miele integrated Freezer (new)
- Miele induction hob with built in extractor (new)
- Belfast sink with Quooker tap (new)

- Wall, picture, pendant and ceiling lighting
- Dining area
- Two bay windows overlooking the garden
- Built in bespoke handmade bay window seat with storage
- Generous seating area with TV point
- Integrated ceiling speakers
- Double glazed doors heading to garden terrace
- Heating by radiators
- Plaster cornicing to ceiling

Front Entrance Hall

- Solid oak floor
- Painted timber door with bevelled glazing
- Wall, picture and ceiling lights
- Heating by radiators
- · Plaster cornicing to ceiling



Dining Room

- Solid oak floor
- Bay window overlooking the garden
- Stone surround fireplace, with open fire.
- 5-amp, wall and ceiling pendant lights
- Integrated ceiling speakers
- Heating by radiators
- Plaster cornicing to ceiling

Study / Family Room

- · Solid oak floor
- Window and door opening onto terrace
- 5-amp, wall and ceiling pendant lights
- TV point
- Heating by radiators
- Plaster cornicing to ceiling

Drawing Room

- Newly carpeted floor
- Stone fire surround with log burning stove
- Two seating areas
- Four double doors leading to outside terraces
- Triple aspect room
- 5amp and wall lighting
- Speaker points for floor mounted speakers
- Wall hung TV point
- Heating by radiators
- Plaster cornicing to ceiling

Cloakroom / Shower Room

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- Lavatory and wash basin by Villeroy and Boch
- Shower by Hansgrohe, with glass door
- Heating by radiators
- Plaster cornicing to ceiling

Cloakroom

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- Lavatory and wash basin by Villeroy and Boch
- Handmade storage cupboard
- Wall and ceiling lights
- Heating by radiators
- Plaster cornicing to ceiling

Boot Room

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- Quartz worktop with Belfast sink
- Two wine fridges
- Integrated Fridge & Integrated Freezer
- Storage cupboards
- Part wood panelled walls
- Door to outside with porch
- Coat and Boot racks
- Heating by radiators
- Plaster cornicing to ceiling

Laundry Room

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- Quartz worktop with Belfast sink
- Bespoke handmade units with storage
- Integrated washing machine
- Integrated tumble dryer
- Double glazed doors heading to garden terrace
- Storage cupboard with IT rack, fuse boards etc
- Heating by radiators
- Plaster cornicing to ceiling

First Floor Landing

- Newly carpeted floor and stairs
- Wall and ceiling lights
- Door to boiler / drying room
- Heating by radiators
- Plaster cornicing to ceiling



Principal Bedroom Suite

- Newly carpeted floor
- Wall, 5-amp and ceiling lights
- Built in wardrobes with lights
- Integrated ceiling speakers
- Wall TV point
- South and East facing windows overlooking the grounds
- Door to linen and storage cupboard
- Heating by radiators
- Plaster cornicing to ceiling

Principal Bathroom

- Tiled floor and walls with wood panelling
- Wall and ceiling lights
- Built in storage
- Integrated ceiling speakers
- Lavatory by Villeroy and Boch
- Double sink unit with mirror and storage
- Bath Villeroy and Boch and hand shower by Hansgrohe
- Shower with glass screen by Hansgrohe
- Underfloor heating, radiator and two towel radiators
- Plaster cornicing to ceiling

Bedroom Two

- Newly carpeted floor
- 5-amp and ceiling lights
- Built in wardrobes with lights
- Wall TV point
- South and West facing windows overlooking the grounds
- Heating by radiators
- Plaster cornicing to ceiling

Ensuite

- Tiled floor and walls with wood panelling
- Wall and ceiling lights
- Built in storage cupboard and dressing table
- Lavatory by Villeroy and Boch
- · Sink with mirror and storage
- Shower with glass screen by Hansgrohe
- Underfloor heating, radiator and towel radiator
- · Plaster cornicing to ceiling



Bedroom Three

- Newly carpeted floor
- 5-amp and ceiling lights
- Built in wardrobe
- TV point
- South facing window overlooking the grounds
- Heating by radiators
- Plaster cornicing to ceiling

Ensuite

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- Tiled walls
- Ceiling lights
- Lavatory by Villeroy and Boch
- Villeroy and Boch Sink with mirror
- Bath with shower by Hansgrohe with glass screen
- Radiator and towel radiator
- Plaster cornicing to ceiling

Bedroom Four (top floor)

- Newly carpeted floor
- 5-amp and ceiling lights
- South and East facing windows overlooking the grounds
- Large eaves storage
- Heating by radiators
- Storage cupboard off the 2nd floor landing

Bedroom Five (top floor)

- Newly carpeted floor
- 5-amp and ceiling lights
- South and east facing windows overlooking the grounds
- Large eaves storage
- Heating by radiators

Bathroom (top floor)

- Invictus Maximus Oak herringbone luxury vinyl flooring (20 year warranty)
- Tiled walls
- Ceiling and wall lights
- Lavatory by Villeroy and Boch
- Villeroy and Boch Sink with mirror
- Bath with shower by Hansgrohe with glass screen
- Towel radiator

Infrastructure

- $^{\circ}$ Heating via two gas boilers and or log fired Biomass boile
- Mains electrics with 3 phase supply and back up diesel generator with auto switch over
- Mains water and borehole water supply for irrigation etc
- Control 4 lighting and integrated music
- CCT\
- Secom alarm with police monitoring
- Electric gates with Bluebird door entry
- Private drainage

Entrance Hall

- Oak vinyl flooring
- Heating by radiator

Utility / Shower Room

- Utility room with sink
- Storage cupboards
- Integrated washing machine
- Integrated tumble dryer
- Shower enclosure
- Lavatory and sink
- Towel radiator



Living Room

- · Oak vinyl flooring
- Wall hung TV point
- Heating by radiator

Live in Kitchen / Dining Room

- Oak vinyl flooring with under floor heating
- 5 amp, pendant and ceiling lights
- Modern kitchen with quartz waterfall worktop
- Sink in island
- 4 ring electric hob

- Neff Oven
- Integrated dishwasher
- Integrated fridge freezer
- Two sets of bi-folding doors leading to patio and lawn, in a walled garden



Principal Bedroom

- Carpeted floor
- 5 amp and ceiling lights
- Large built-in wardrobes
- Heating by radiator



Bedroom Two

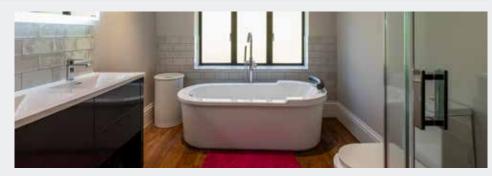
- Carpeted floor
- 5 amp and ceiling lights
- TV point on wall
- Heating by radiator

Bedroom Three

- Carpeted floor
- Heating by radiator

Family Bathroom

- Oak vinyl flooring
- Double sink with storage and mirror
- Shower enclosure
- Free standing bath with taps and shower attachment
- Towel radiator



Infrastructure

- Heating via two gas boilers and log fired Biomass boiler
- Mains electrics and back up diesel generator with auto switch over
- Mains water
- CCT\
- Plumbed and wired to allow the cottage to be split into two separate units
- Private drainage



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.

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



Two Bay Garaging

Two sets of triple garages and a store. All with electric roller shutter doors. The garages are insulated, heated/dehumidified, and have lighting, power and are alarmed. The 2 garages can hold 6-8 cars and there is parking for a horsebox or car trailer.

Please note: The Garages were made by Chart Garages and Stables in Kent and have been designed so they can be converted for other uses including equestrian stabling.

Workshop

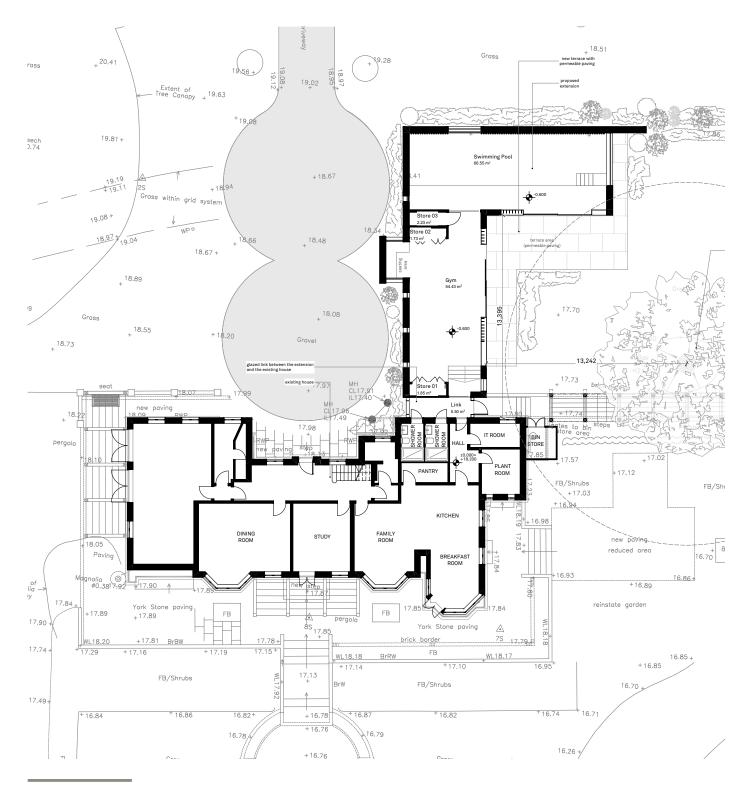
- Workshop
- Electric insulated roller shutter door
- Two roof skylights
- Fully insulated
- Alarm
- Two post car lift (available by separate negotiation or can be removed)
- Blown air heating
- Office & Tea room with sink and separate lavatory
- Outside is a 3 phase back up diesel generator in a self-contained building with an electric roller shutter door





Biomass Boiler

- ETA Biomass boiler
- Two water tanks and pumps
- IT rack for music and TV in Party barn
- Clothes drying rack



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.

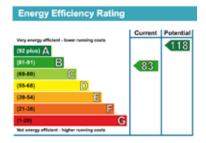




House

Energy Efficiency Rating Vary arrangy efficient - lower ranning costs (02 plus) A (01-29) B (03-40) C (03-54) D (01-30) F (01-30) F Rati corryy efficient - higher ranning costs

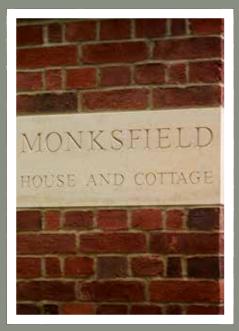
Cottage



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



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