

The Copper Tree


Farnham, Surrey





In one of the best south-facing positions in Moor Park, also with planning permission for a substantial replacement Palladian home.

Farnham 2.2 miles, Farnham Station 1.8 miles (London Waterloo from 54 mins), Guildford 10.2 miles, Guildford Station 9.7 miles (London Waterloo from 33 mins), Central London 45 miles.
(Distances and times approximate).

		
5-9	5-6	3-4

Summary of accommodation

Existing accommodation – Main house

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Ground floor bedroom and bathroom area | Study | Cloakroom

Principal bedroom suite | Two further en suite bedrooms | Bedroom four | Family bathroom

Cottage

Reception room | Kitchen breakfast room | Four bedrooms | Bathroom | Cloakroom

Garden and Grounds

Driveway | Vegetable garden | Parking area | Terrace | Garden and grounds | Double and single garages

In all about 2.02 acres

Planning permission has been granted for a replacement 3-storey house of 10,542 sq ft in total

Situation

The Copper Tree is tucked away in a private and elevated setting, within the prestigious area of Moor Park. The centre of the historic town of Farnham is within 2.2 miles, providing a wide range of varied shopping, cultural and educational facilities plus a mainline station to London Waterloo. The property is approximately 4.4 miles from the village of Frensham, with Frensham Common and Frensham Ponds on hand offering over 900 acres of green space. Guildford, with some of the best shopping in Surrey, plus quality restaurants and the excellent Yvonne Arnaud Theatre, is approximately 10.2 miles away.

Connections in the area are extremely good with excellent road and rail networks all within easy reach. The A3 is 5.9 miles away (Milford) and provides easy access to London, to the North and South coast. J10 of the M25 is approximately 20 miles away providing access to the wider national motorway network and London's international airports of Gatwick and Heathrow.

There are several excellent state schools in close proximity; All Saints Primary School in Tilford and South Farnham Junior School, as well as independent schools near to Farnham; Edgeborough, Barfield and Frensham Heights. Slightly further afield are Lord Wandsworth, Charterhouse, Priorsfield, Cranleigh and Wellington College.

A wide choice of sporting and leisure facilities exist within the area, including golf at Hankley Common, Hindhead, Farnham and West Surrey, as well as sailing at Chichester, Polo at Cowdray Park in Midhurst and Horse racing and car racing at Goodwood Racecourse in Chichester.

Roads: A3 via Hog's Back 7.7 miles, M25 (Wisley Junction 10) 20 miles

Airports: London Heathrow 30 miles, London Gatwick 44 miles

(Distances and times approximate)

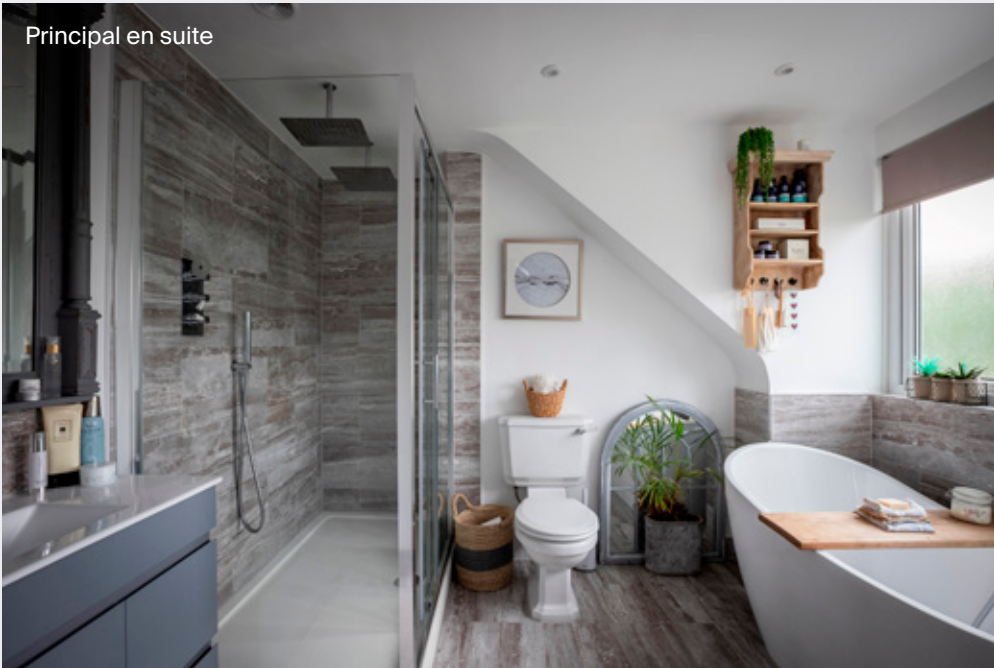


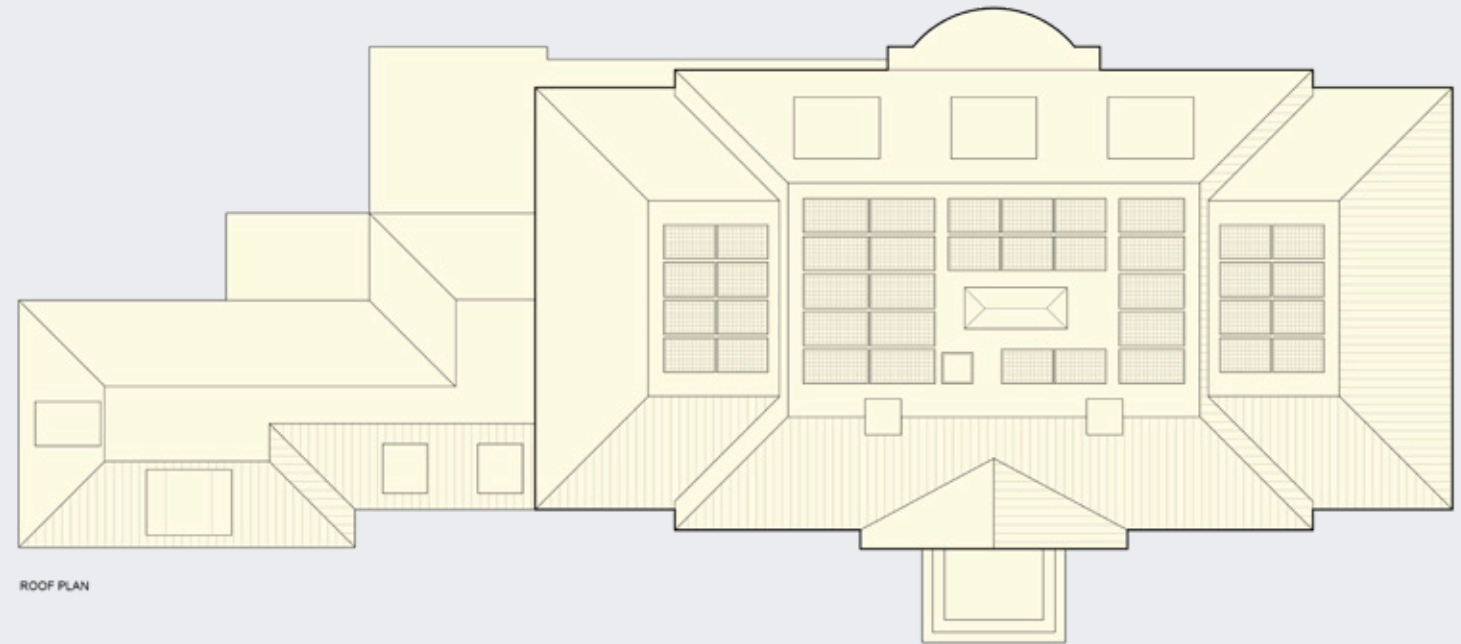
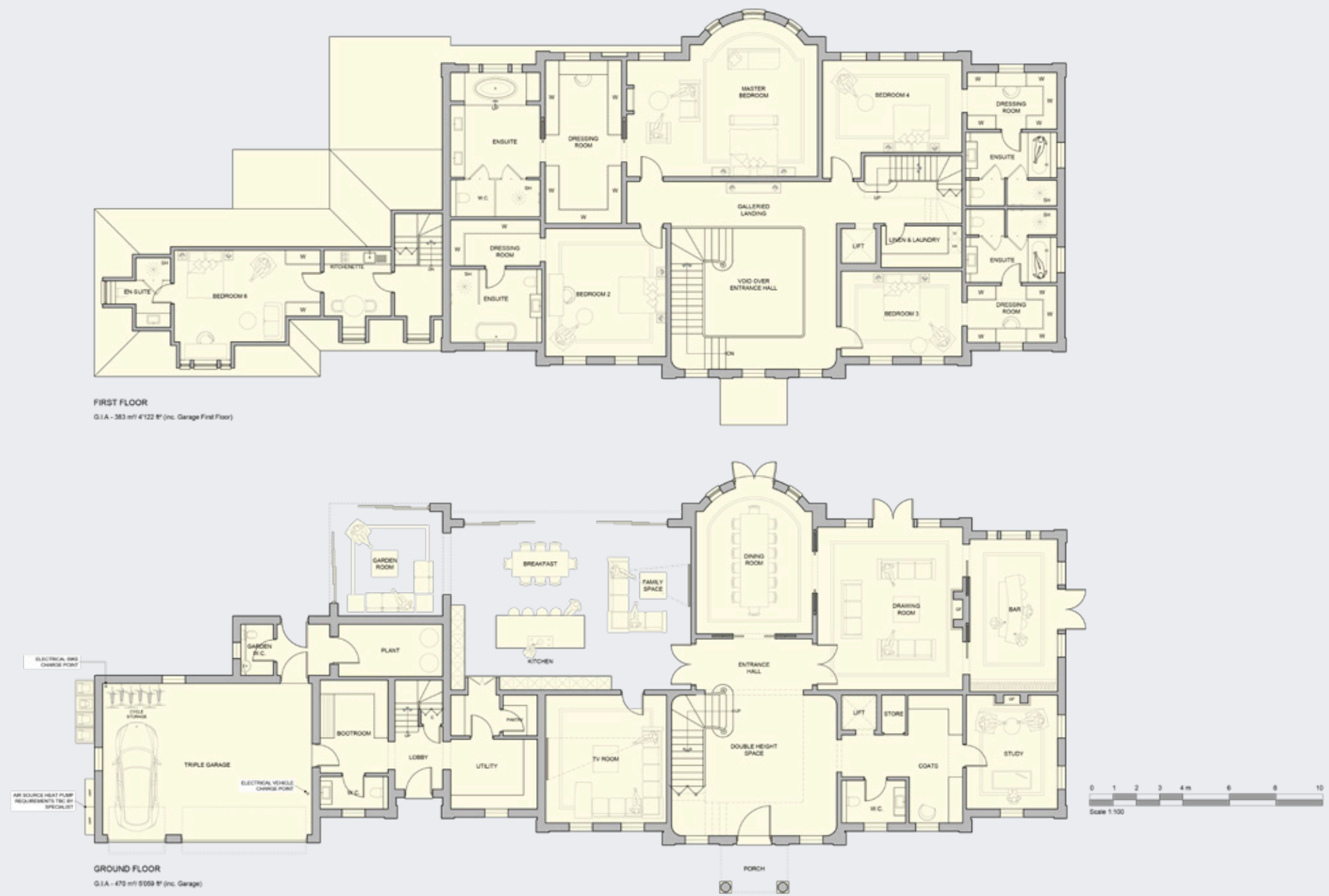
The Copper Tree

The Copper Tree is a substantial family house that, we are advised, dates back to the 1950s and since then has been enlarged, linking a four bedroom cottage.

Since our clients bought the house in 2016, they have made substantial improvements internally, as well as upgrading several of the bathrooms along with significant garden design and landscaping. The house now offers both light and flexible accommodation, suitable if required for dual occupation. The house sits in an open south facing position, overlooking extensive lawns.









Outbuildings

To the front of the house is an integral single garage with opposite, a brick built double garage.

Garden and grounds

The Copper Tree is approached through impressive electric gates onto the tarmacadam driveway that sweeps down to the front of the house with a central lawned island. Tucked away to the side of the garage is a productive vegetable garden, encased by a beautifully built high brick retaining wall. To the north of this is a further parking area, lawn and a useful garden storage area, shielded by laurel hedging.

To the side (east) is a substantial terraced area, ideal for entertaining, which leads around to a smaller terrace along the rear of the house. Abutting this is a fenced lawned area with a gate leading onto the substantial terraced lawns.

Property Information

Services:

We are advised by our clients that the property has mains water, electricity, separate private drainage to both the house and cottage, gas fired central heating.

Tenure:

Freehold.

Local Authority:

Waverley Borough Council
01483 523333

Council Tax:

Band H

EPC:

Main House: EPC C and Cottage: D

what3words:

///email.beans.silk

Directions (Postcode: GU10 1QY)

From London proceed south on the A3 pass Guildford and take the slip road onto the A31 towards Farnham. Continue along the A31 for approximately 4.8 miles and take the exit signposted to Runfold.

At the following two 'T' junctions turn right. Once on the road marked 'Hogs Back' and signposted Runfold, follow this for 1.1 miles and turn left into Crooksburry Road. After 0.9 miles, turn right onto Compton Way. Follow Compton Way for 0.5 miles and turn left just before the red letter box on your left and opposite Woodhayes House on your right. The Copper Tree will be found at the end of this road.

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



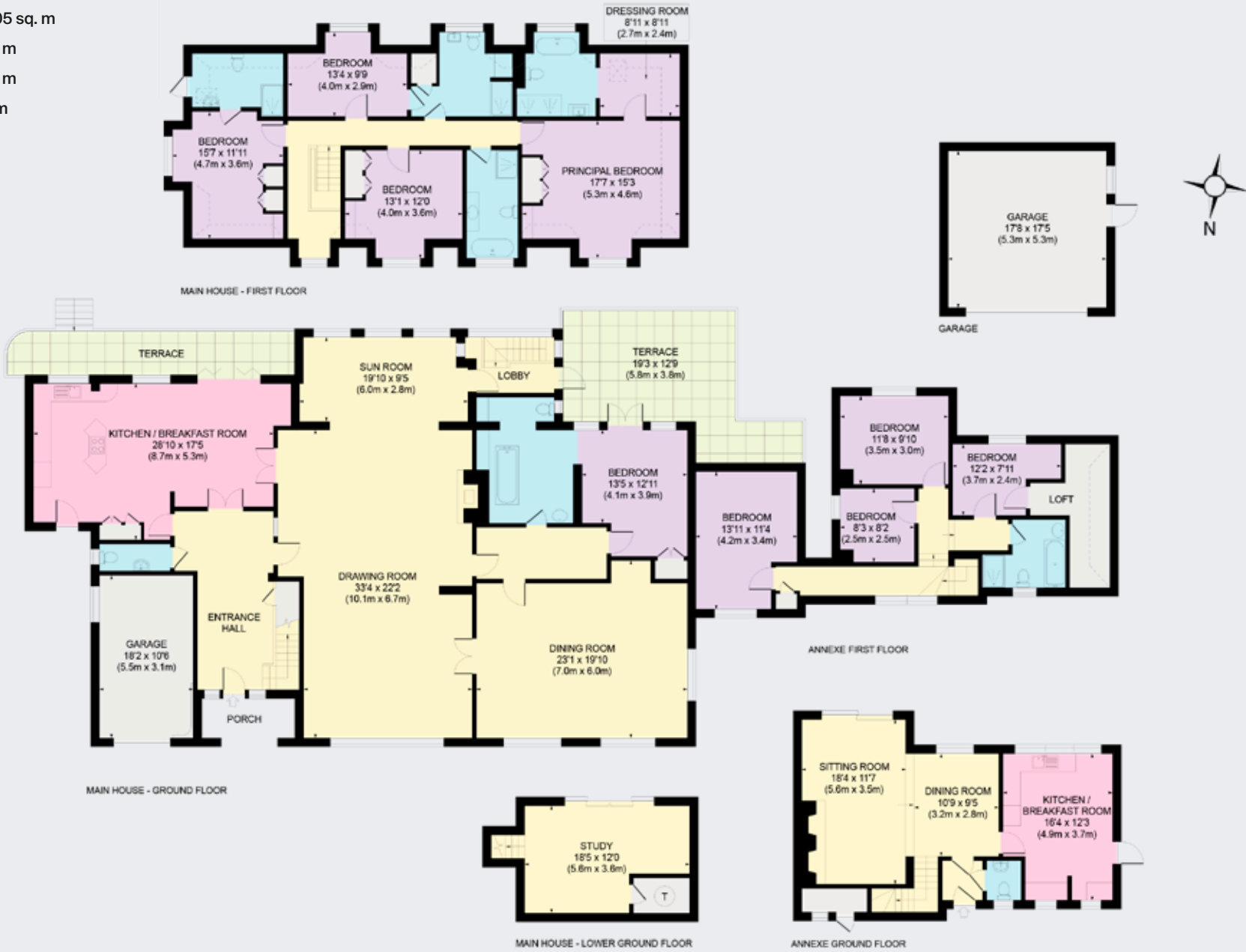
Approximate Gross Internal Floor Area

Main House: 4,177 sq. ft / 388.05 sq. m

Garages: 308 sq. ft / 46.29 sq. m

Annexe: 1,210 sq. ft / 112.40 sq. m

Total: 5,885 sq. ft / 546.74 sq. m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.