

# Skyfall

Tilford, Farnham, Surrey







# Skyfall

Tilford Road, Tilford, Farnham, Surrey

In sought after Tilford, a brand new house  
with ancillary accommodation.

Farnham 3.3 miles (to London Waterloo from 55 minutes)  
Guildford 12.8 miles (to London Waterloo from 34 minutes), Central London 43 miles  
(All distances and times are approximate)

## Accommodation

Reception hall | Drawing room | Dining room | Kitchen/Breakfast/Family room  
Snug/Playroom | Study/Bedroom 5 | Utility | WC

Principal bedroom suite with two en suite bathrooms, dressing room and balcony  
Guest bedroom with en suite bathroom and balcony | Two further bedrooms with two bathrooms

## Skybaby

Entrance hall | Kitchen/Living/Dining room | Two bedrooms and two bathrooms

Double garage

Established gardens and grounds

**In all about 3.4 acres**

**Guildford**  
2-3 Eastgate Court, High Street  
Guildford GU1 3DE  
Tel: +44 1483 617 916  
nigel.mitchell@knightfrank.com



[knightfrank.co.uk](http://knightfrank.co.uk)

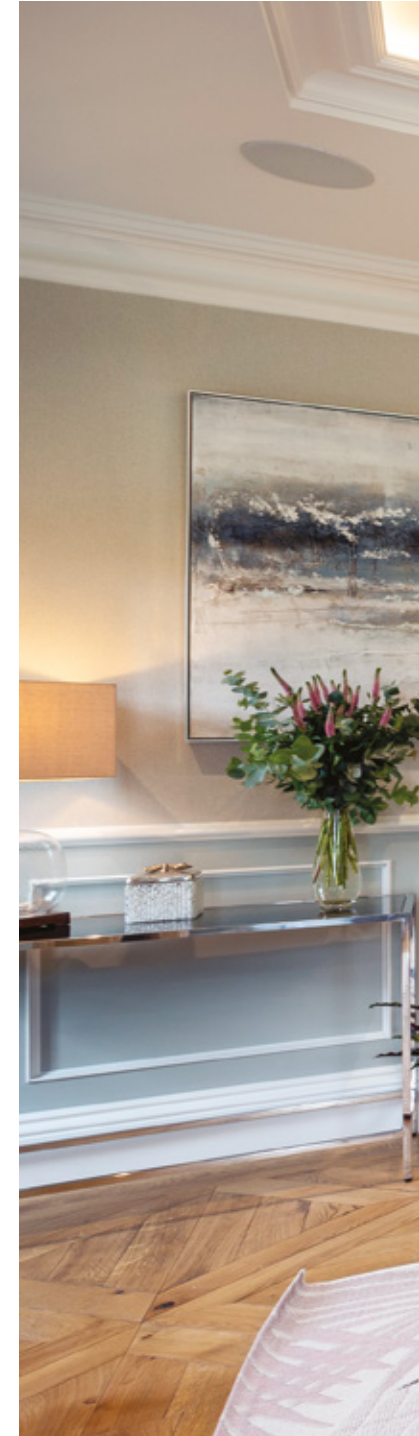
**Country Department**  
55 Baker Street  
London, W1U 8AN  
Tel: +44 20 7861 5390  
julia.robtham@knightfrank.com



## Situation

Skyfall is ideal for the lover of countryside pursuits. Situated down a lane lined by fields of grazing horses, it has direct access to Hankley Common, 1794 acres of SSI heathland, reputedly one of the best areas in the South East of England for horse riding, off road biking and dog walking. Additionally Frensham Common, offering a further 922 acres, can also be accessed off-road via foot, bike or horseback from the property. The renowned Hankley Common Golf Course (consistently voted in the top 25 out of 1900 courses in the country) is located just next door on Hankley Common and the 1st and 2nd holes sit adjacent to Stockbridge Pond, a private members' fishing pond, that lies on the eastern boundary of the property. With minimal light pollution, the night sky is a sight to behold and the area is a haven for birds and wildlife

The Barley Mow Pub, overlooks the quintessential Village Green, which hosts the village cricket team, all a 10 minute stroll from the property. The Village Green boasts a Church, Infant School and Village Shop.





The beautiful Georgian town of Farnham is 3.5 miles distant and has retained its Georgian good looks with interesting independent shops and restaurants alongside high street chains. Guildford with some of the best shopping in Surrey, quality restaurants and the excellent Yvonne Arnaud Theatre, is a short drive.

Communications in the area are extremely good with excellent road and rail connections all within easy reach. The A3 is a short drive away by car and provides easy access to London to the north and the south coast and J10 of the M25 is approximately 23 miles away giving access to the national motorway network providing good access to London's international airports of Gatwick and Heathrow.

There are several excellent state schools locally judged outstanding by Ofsted, All Saints primary school Tilford, St Polycarps Farnham and South Farnham junior school. Independent schools in Farnham, Edgeborough, Barfield and Frensham Heights. Slightly further afield but still an easy commute, 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, to name a few; sailing at Chichester, Polo at Cowdray Park in Midhurst as well as Horse racing and car racing at Goodwood Racecourse in Chichester.

## Description

Skyfall is a stunning newly constructed house situated in a private and peaceful setting. Taking its name from the famous James Bond movie which was filmed in the woods behind this contemporary property, Skyfall really is a structural masterpiece.

The double height entrance hall gives a superb first impression with the principal reception rooms all leading off this hall. The Kitchen/Breakfast/Family room is the heart of the home. A generous space with large windows and light flooding into the room. The bespoke kitchen is eye catching with the tables and chairs designed into the island in the





middle. There is a utility room and a snug positioned off the kitchen and bifolding doors to the rear which open straight onto the magnificent terrace and lawn beyond.

The dining room and drawing room have pocket doors between to allow open entertaining or separation. The fireplace in the drawing room is perfect for those cosy winter nights. There is also a study/further bedroom on the ground floor which has a large window overlooking the front of the property.

Upstairs the principal bedroom has real wow factor with double aspect and a stunning outlook over the gardens. There is a balcony off the main bedroom as well as two bathrooms and a dressing room.



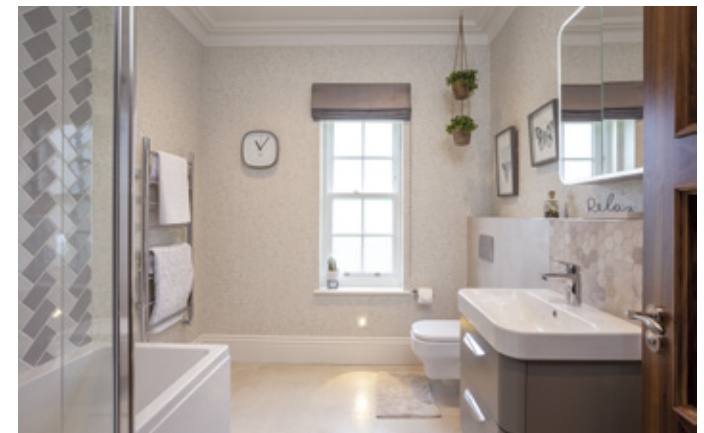






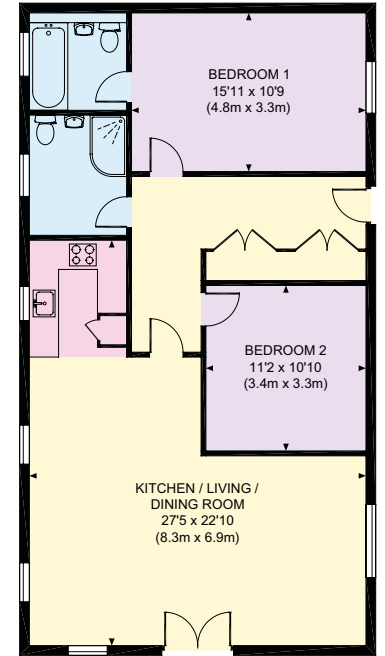
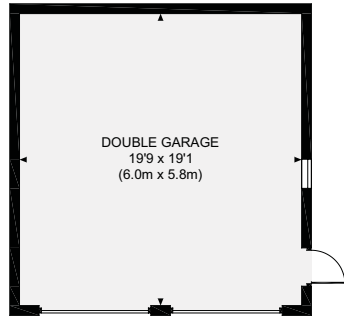


There are three other bedrooms on this floor all with their own bathrooms.

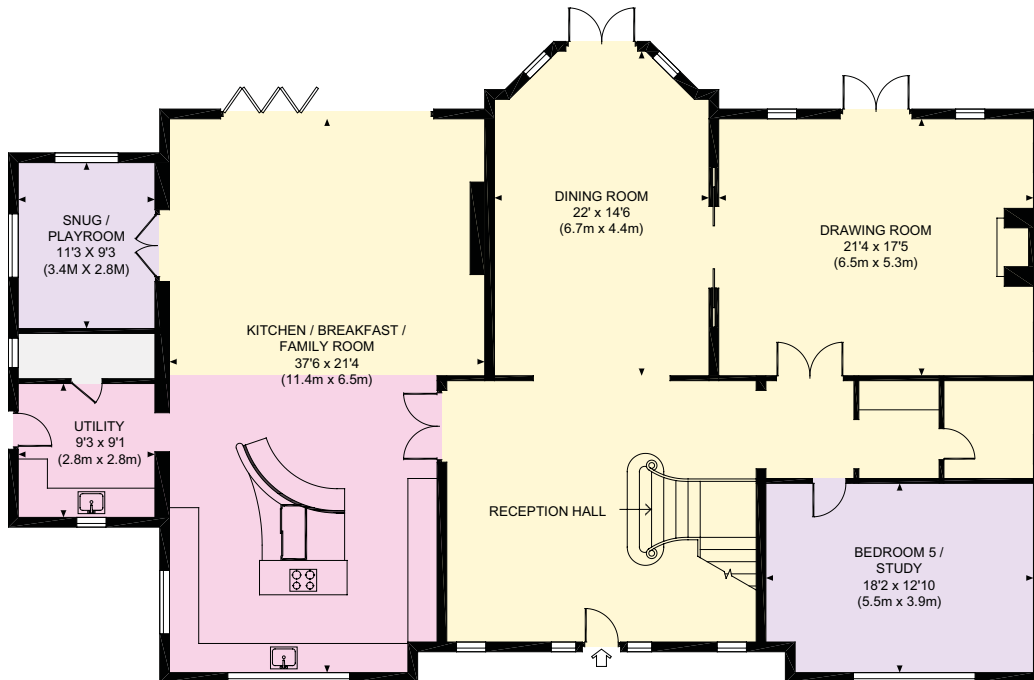


This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars

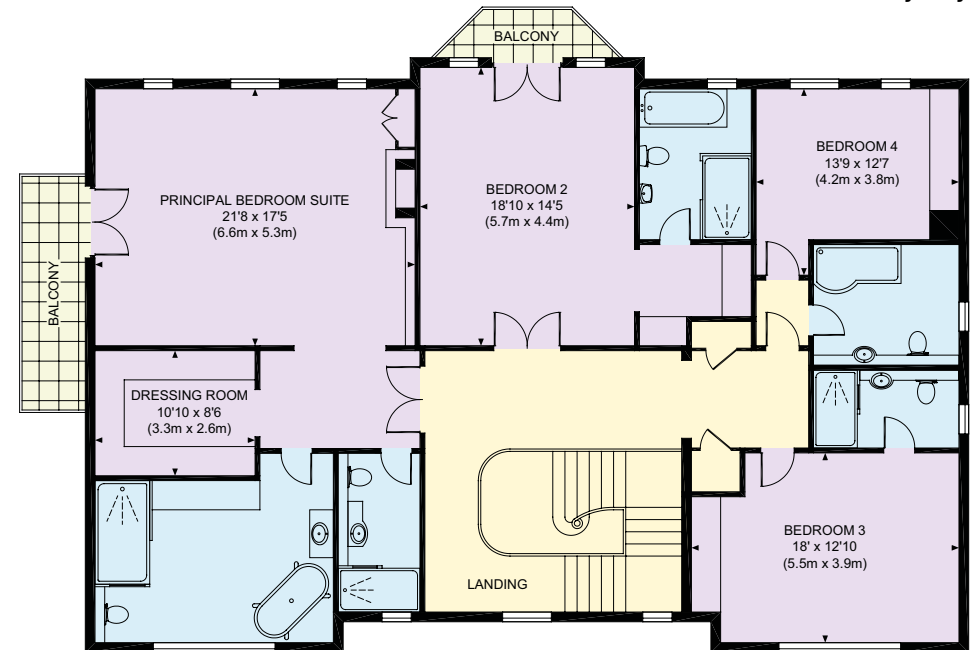
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation



Skybaby



Ground Floor



First Floor

## Ancillary accommodation

Outside there is fantastic ancillary accommodation called Skybaby. This is a separate single storey building with two spacious bedrooms, two bathrooms and an open plan kitchen, sitting/dining room. The second bathroom has been built to house a washing machine and tumble dryer and is large enough to be the utility room and bathroom.

There is also a double garage adjacent to the main house and the gardens and grounds extend to around 3.4 acres.

## Services

We are advised that the current house has mains electricity and gas. There is private drainage and water via a sub meter as well as a water softener system. There are two electric generating solar panels on the rear of the roof.

## Local Authority

Waverley Borough Council - 01483 523333

## Tenure

Freehold

## Viewings

Viewings are arranged by prior appointment strictly through Knight Frank LLP.





Skybaby



Skybaby



## Directions (GUI0 2DD)

### From London:

Turn off the A3 on to the A31 towards Farnham. Just past the BP petrol station turn left at the traffic lights, continue over the level crossing bearing right and follow the road for 2.5 miles. Turn left on the sharp right hand bend and follow the road over the river past the green. Continue to the end of the road and turn right. After approximately 0.2 miles the access road leading down to Skyfall is found on the left hand side. This access road is opposite the tennis courts with a carpark at the top. The property will be found after another 0.2 miles on the right hand side. Just after Hankley Edge.



**Connecting people & property, perfectly.**

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.

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