



# Frillinghurst Old Manor

Haslemere, Surrey





## A beautifully situated country house with fine views.

Witley 3 miles (London Waterloo 55 mins), Haslemere 3.5 miles (London Waterloo 52 mins), A3 6 miles, Godalming 8 miles, Petworth 9.5 miles  
 Guildford 14 miles, M25 (Junction 10) 21 miles, London Heathrow 37 miles, Central London 44 miles, London Gatwick 45 miles  
 (All distances and times are approximate)



### Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Family room with study area | Cloakroom | Boot room | Utility room | Wine cellar

Principal bedroom suite with dressing room | Five further bedrooms | Family bathroom | Attic room

Double garage | Barn and attached car port | Wood and oil stores

Beautifully maintained gardens and grounds | Tennis court | Summer house

Paddock | Woodland | Stream

Gross internal area for main house – approximately 366.7 sq m (3947 sq ft)

Summer House – approximately 19.3 sq m (207 sq ft)

Barn – approximately 32.2 sq m (346 sq ft)

In all about 9.25 acres



## Frillinghurst Old Manor

A delightful Grade II listed country house, situated in a wonderful rural position with far reaching views. Frillinghurst Old Manor has a beautiful approach, with the long, private drive rising to the top of the hill giving a real sense of arrival.

Originally a Court House with late 17th century origins and later 20th century additions. The property has well-proportioned accommodation with many fine reception rooms, which overlook the beautiful gardens and grounds. Of particular note are the spacious drawing room and kitchen/breakfast room, which are extremely light and have excellent ceiling heights. The dining room is charming with original beams and an inglenook fireplace.

Flexible bedroom accommodation with a superb principal bedroom suite and includes a walk through dressing room, five further bedrooms and a family bathroom.





## FLOOR PLAN

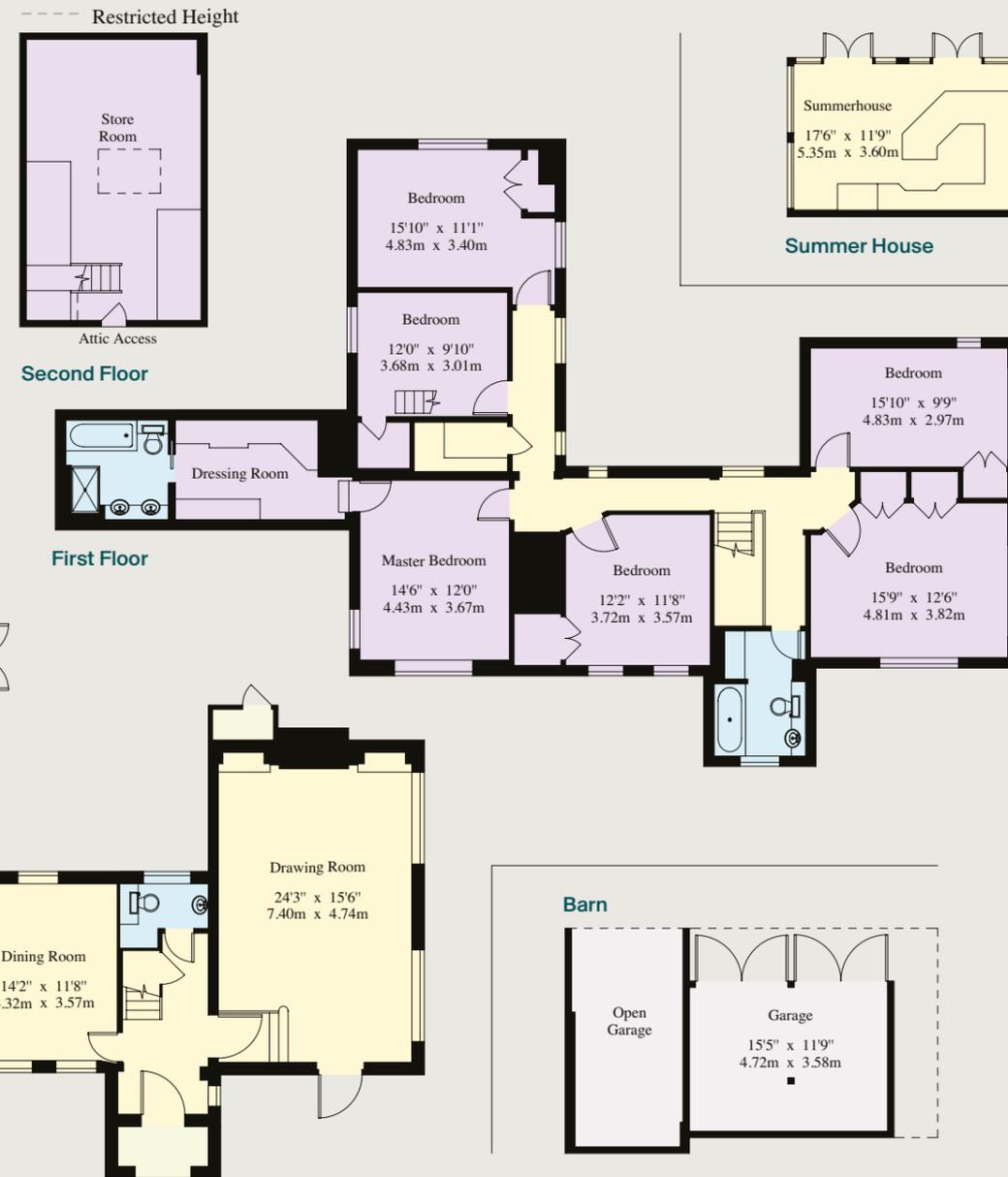
Approximate Gross Internal Floor Area

Main House: 366.7 sq m (3947 sq ft)

Summer House: 19.3 sq m (207 sq ft)

Barn: 32.2 sqm (346 sq ft)

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



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.

## GARDENS & GROUNDS

### Gardens and Grounds

Delightful landscaped and beautifully manicured formal gardens surround the property on all sides and include a variety of specimen trees and shrubs as well as the tennis court and summer house, which is presently fitted out as a study; connected to mains electricity and broadband and equipped with lighting, heating and wifi.

The paddock land and an impressive belt of woodland, which has a stream running through it, are situated beyond. Frillinghurst Wood borders the property to the North West, which is accessed from a bridleway off the main drive for riding and walking.

A pretty turning circle is situated to the front of the property with both garage blocks found on either side. The barn/car port is reinforced and could be converted in to stables if desired (subject to planning).





## Property Information

### Footpath

There is a public footpath and bridleway running from A - B and C - D as shown on the boundary plan

### Services

The owners have informed us that the property has mains water and electricity, oil-fired central heating and private drainage. Electricity is used for the range cooker. The ability to connect to high speed broadband.

### Tenure

Freehold

### Local Authority

Waverley District Council

### Council Tax

Band H

### Directions

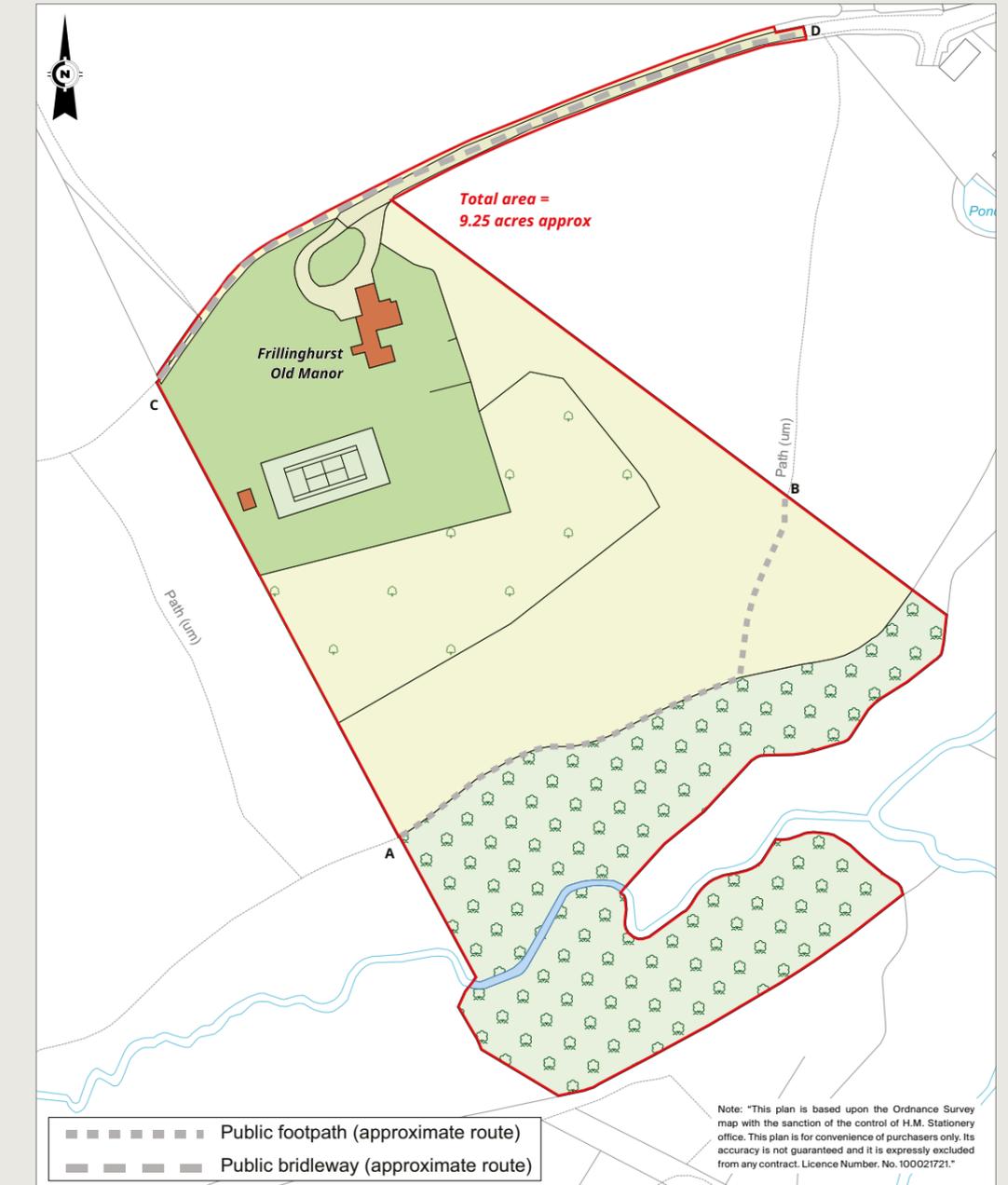
Postcode: GU27 2EN

What3Words: ///absorb.classic.letters

From London take the A3 south. Having passed Guildford, exit at Milford and take the A283 towards Haslemere and Petworth. Continue along the A283 for about 2.5 miles passing through Witley and after passing King Edwards School on the right, take the second turning right, signposted Witley Station Combe Road. Proceed past the station and after 1.5 miles turn right at the triangle of grass and then left onto Pook Hill. Continue along Pook Hill (which leads into West End Lane) for about 1.5 miles and where the lane bends sharply left, bear right into a private road signed 'Frillinghurst Farm'. Proceed over the bridge and through the farm and the property will be found at the top of the hill.

### Viewing

Viewing is strictly by appointment through Knight Frank.





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