



HIGHMEAD  
TILFORD, SURREY



## A SUPERB FAMILY HOME WITH WONDERFUL CHARACTER AND GENEROUS PROPORTIONS.

   EPC  
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### SUMMARY OF ACCOMMODATION

#### Main House

Ground floor: Reception hall | Drawing room | Living room | Sun room | Playroom | Dining room  
Kitchen/breakfast room with pantry and larder | Utility | Two cloakrooms | Store

First floor: Six bedrooms, one with a dressing room and one with a balcony | Two family bathrooms

Integrated annexe: Kitchen | Dining room | Living room | Bedroom | Bathroom | Loft storage

#### Outbuildings

Converted double garage with upstairs office | Store

**In all about 2.35 acres**

## SITUATION

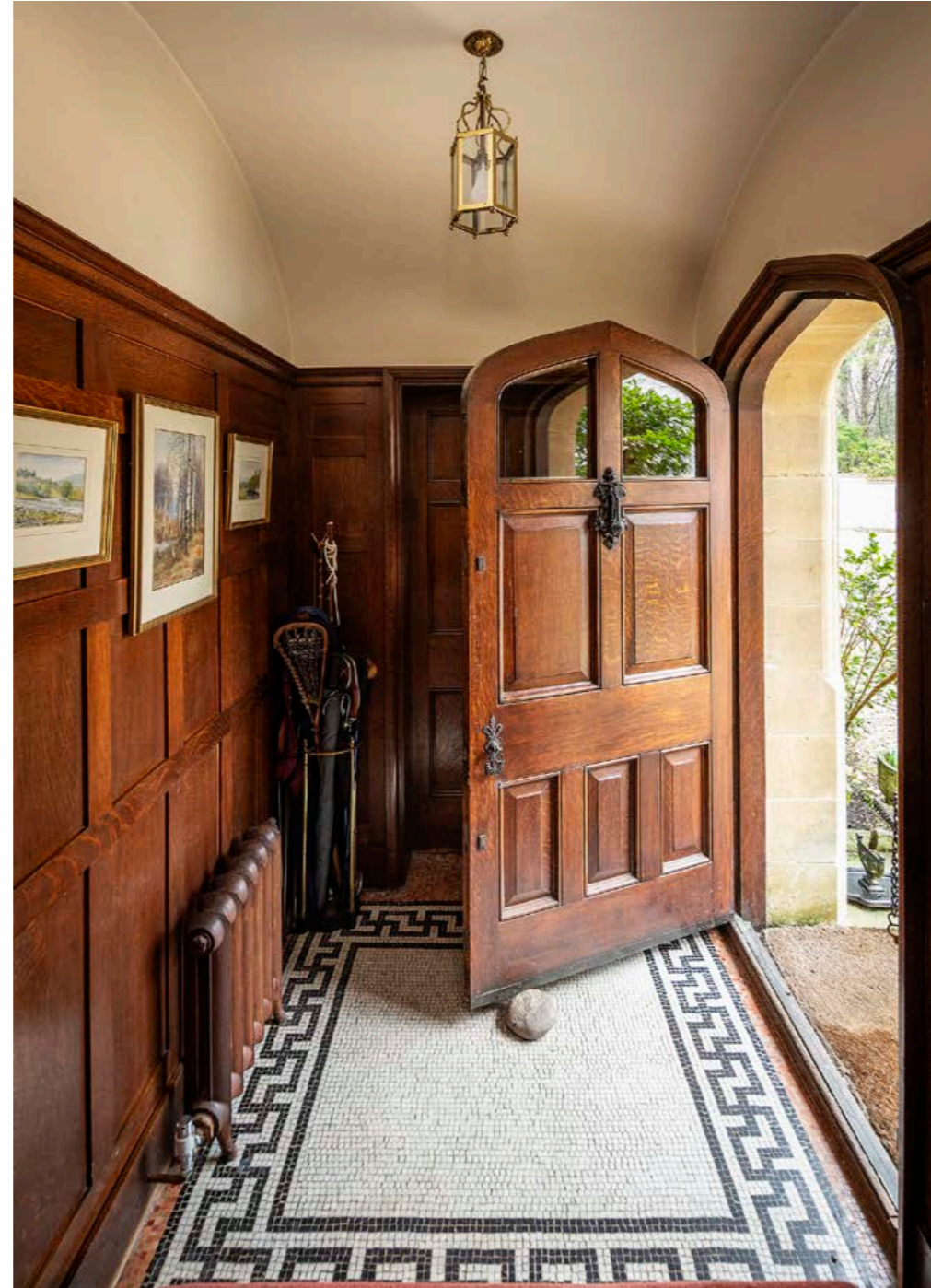
Highmead is superbly positioned within a mile of Tilford and just three miles from the historic market town of Farnham, with Guildford approximately ten miles to the north and London around forty two miles distant. Communications are excellent, with mainline services to London Waterloo from Farnham (from 55 minutes) and Guildford (from 34 minutes), and convenient access to the M25 at Junction 10, some 20 miles away.

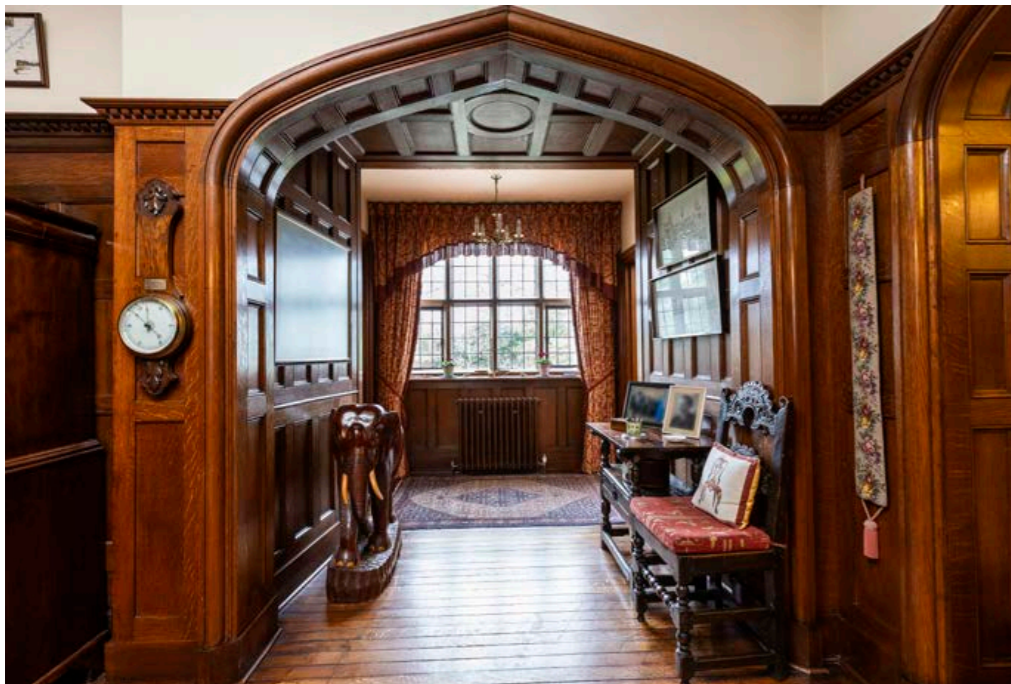
Heathrow and Gatwick airports lie approximately 34 and 46 miles respectively.

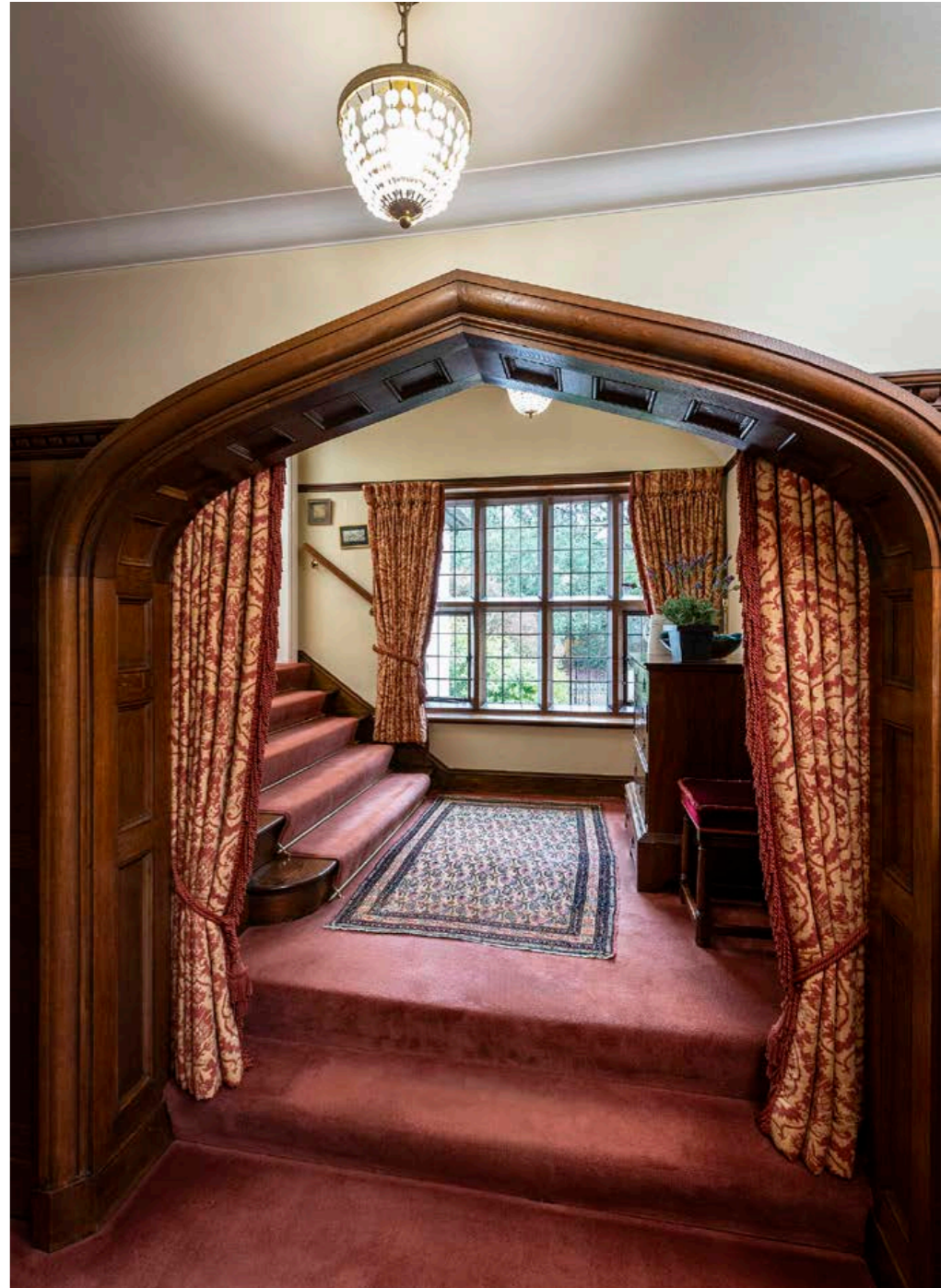
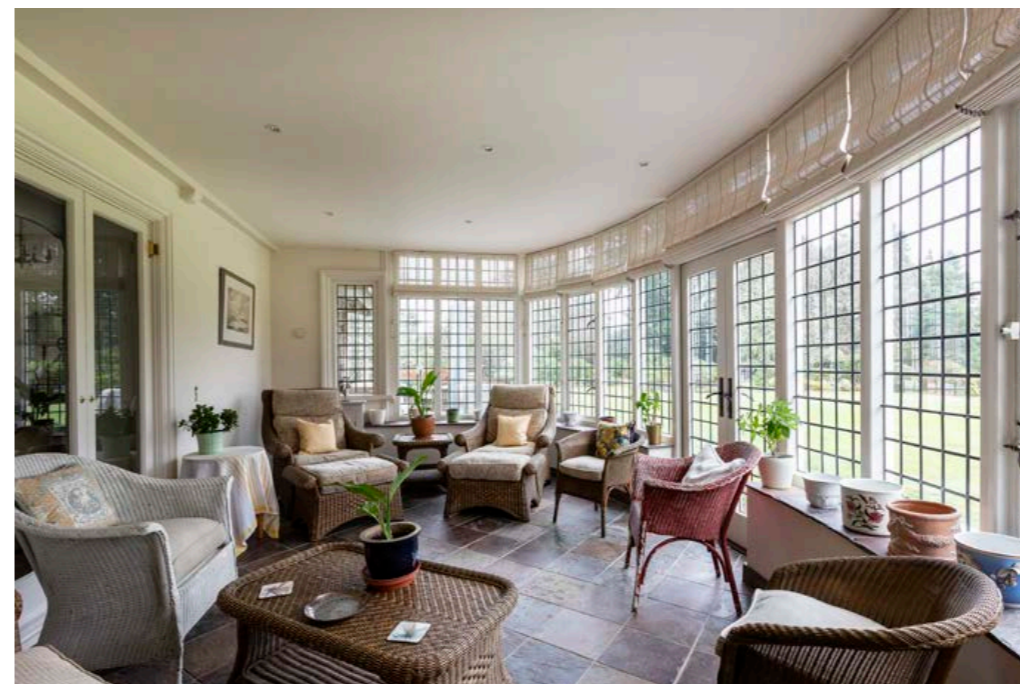
The area is renowned for its outstanding selection of schools, including Amesbury at Hindhead, Aldro in Shackleford, Frensham Heights and Edgeborough in Frensham, St Catherine's in Bramley, Charterhouse in Godalming and Wellington College in Crowthorne.

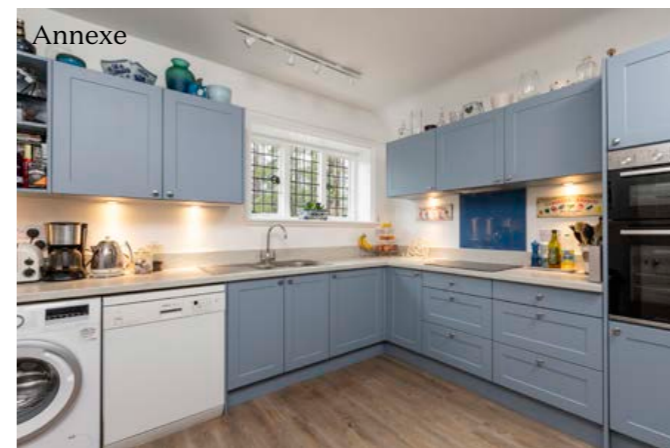
Nearby Hindhead and Liphook provide additional day to day amenities, while the surrounding countryside offers exceptional leisure opportunities, including Hankley Common and Cowdray Park.

Highmead is ideally placed for walking and riding, with Hankley Common and Frensham Common—both owned by the National Trust—along with Alice Holt Forest, providing extensive trails and open heathland to explore.











## GARDEN AND GROUNDS

The gardens and grounds wrap around the property, beginning with wide sun lit terraces on two sides that provide elegant spaces for outdoor dining, morning coffee or evening relaxation. Beyond the terraces, a broad, level lawn stretches to the east, and is ideal for recreation. To the south, the land gently descends into beautiful, park like gardens, with open lawns punctuated by mature trees and well established shrubs, offering colour, texture and interest throughout the seasons. Together, these varied spaces create a rare combination of structure, tranquility and natural beauty—perfect for both family life and refined outdoor entertaining.



Approximate Gross Internal Area  
 Ground Floor = 3,515 sq.ft / 326.57 sq.m  
 First Floor = 2,952 sq.ft / 274.26 sq.m  
 Second Floor = 563 sq.ft / 52.33 sq.m  
 Garage Ground Floor = 397 sq.ft / 36.90 sq.m  
 Garage First Floor = 259 sq.ft / 24.09 sq.m  
 Total = 7,686 sq.ft / 714.15 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

**Planning Permission:** (now lapsed) was approved for an extension off the kitchen.

**Local Authority:** Waverley Borough Council – 01483 523333

**Energy Performance Certificate:** Rating: Band E

**Council Tax Band:** Band H

**Tenure:** Freehold

**Directions:** Postcode: GU10 2BS

**What3words:** ///revives.amid.diplomats

**Viewings:** Viewing is strictly by appointment through Knight Frank.

Nigel Mitchell  
 01483 617916  
 nigel.mitchell@knightfrank.com

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

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Julia Meadowcroft  
 020 7861 5390  
 julia.meadowcroft@knightfrank.com

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

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