The Dovecote, The Clock House, Crooksbury House Cottage

CROOKSBURY ROAD • TILFORD • FARNHAM • SURREY
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Three Lutyens cottages set around a stunning courtyard overlooking beautiful gardens and grounds including a swimming pool and tennis court

The Dovecote

Reception hall • Drawing room • Dining room • Kitchen
Study/bedroom 5 • Shower room • Utility • Cloakroom
Main bedroom with en suite bathroom • Guest bedroom with en suite bathroom
2/3 Further bedrooms • Family bathroom
Delightful gardens and grounds including a party barn/studio, pool and tennis court
2 Garages • Workshop

The Clock House

Sitting room • Split level dining room • Kitchen • Utility/cloakroom
Two bedrooms • Bathroom
Charming private garden

Crooksbury House Cottage

Entrance hall • Sitting room • Dining room • Study • Utility • Ground floor bathroom
Three bedrooms • Upstairs cloakroom
Charming partly walled garden

Gardens and grounds – in all about 5.6 acres, (2.28ha)

Savills
39 Downing Street
Farnham, Surrey, GU9 7PH
01252 729000
farnham@savills.com
www.savills.co.uk

Your attention is drawn to the Important Notice on the last page of the text.
Directions
From Farnham town centre, leave via the one way system along South Street and at the traffic lights proceed straight over the A31 and over the level crossing. Bear left onto Waverley Lane (B3001) and continue towards Elstead, passing Waverley Abbey on your right and taking the sharp right hand bend, continue up the hill. Take the next left into Crooksbury Road and after 130 yards turn right to the drive marked The Clock House.

- Farnham (3.4 miles) trains to London Waterloo from 53 mins
- Guildford (13.5 miles) – trains to London Waterloo from 37 mins
- Milford (6.2 miles) trains to London Waterloo from 51 mins
- Farnborough Private Airport (10.2 miles)
- Heathrow Airport (33.6 miles)
- London (42.4 miles)
All distances are approximate
Situation

The properties are situated up a long drive in a peaceful and private position adjacent to Crooksbury Common. The village of Tilford, which is positioned at the point where two branches of the river Wey conjoin, has a picturesque cricket green, two public houses and a shop/Post Office. This part of Surrey is renowned for its natural beauty and its accessibility from London.

The nearby market town of Farnham, which is less than 4 miles away, offers an extensive range of shops, restaurants, boutiques, coffee shops and supermarkets, including Waitrose. The larger city of Guildford, which is less than 14 miles away, is one of Surrey’s principal shopping centres. Communications are excellent with the A3 and A31 both within easy reach and providing good access to the national motorway network, Heathrow, Gatwick, and Southampton airports and the coast. There are mainline stations at Farnham (from 53 minutes) and Milford (from 51 minutes) and Guildford (from 37 minutes), all to London Waterloo.

There are a number of well regarded schools in the area including Amesbury, St. Edmund’s, Barrow Hills, Frensham Heights, Edgeborough and Charterhouse.

Description

All three properties are Listed Grade II and were part of the neighbouring Crooksbury House which was Lutyens’ first country house dating from 1890. The houses, built in a renaissance style, are set around an exquisite courtyard approached through a gated arch under a magnificent clock tower and from a separate parking area with garages, through a gate to a path overlooking the beautiful gardens. The houses have tremendous character and period features and provide a good range of very elegant accommodation that is extremely adaptable and may be used in a variety of ways. There is also a very good studio/party barn which has a kitchen area and separate shower room.
THE DOVECOTE, THE CLOCK HOUSE, CROOKSBURY HOUSE COTTAGE

Approximate gross internal area
Main House: 2,249 sq ft / 209 sq m
Garages: 619 sq ft / 58 sq m
The Dovecote: 466 sq ft / 43 sq m
Cooksbury House Cottage: 1,413 sq ft / 131 sq m
The Clockhouse: 1,476 sq ft / 137 sq m
Pool House: 231 sq ft / 21 sq m
Oil Tank & Pump Room: 121 sq ft / 11 sq m
Total: 6,575 sq ft / 610 sq m

For identification only - Not to scale
Gardens and Grounds
Both Crooksbury House Cottage and The Clock House have private gardens, with lawns and mature borders. The Clock House and The Dovecote overlook the gardens and grounds, designed by Gertrude Jekyll, which provide a magnificent setting with sweeping lawns, terraces, many rhododendrons and azaleas, a beech avenue, woodland and a kitchen garden. There is a heated swimming pool surrounded on three sides by a brick wall and on the fourth by brick colonnades and within the pool area there is a conservatory. The tennis court is tucked away towards the north east boundary. There is a gravelled parking area to the front of the 2 garages and Crooksbury House Cottage has a separate vehicular access. In all 5.64 acres.

Tenure
Freehold.

Services
Mains gas, electricity and water. Private drainage.

Postal Address
The Dovecote, The Clock House and Crooksbury House Cottage, Crooksbury Road, Farnham, Surrey, GU10 2AY.

Local Authority
Waverley Borough Council. 01483 523333.

Fixtures & Fittings
Certain fixtures and fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Viewing
Strictly by appointment with Savills.

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