



Tilehurst

DORKING





TILEHURST

# An exceptional property



# A quintessential country home



Perfectly situated in picture postcard countryside, off a quiet lane on the border of the Surrey Hills Area of Outstanding National Beauty (AONB), this quintessential country home features period timber clad and brick walls framed by beautiful planting and is nestled within 1.1 acres of glorious gardens.

An exceptional property of 2,400 square feet offering excellent space and flexibility to families of any size and capturing the essence of country living. Lovely views abound from the garden and the house; all the bedrooms and landings benefit from uplifting open views.

Outdoor facilities include a triple-car garage as well as ample parking, five outbuildings in addition to the garages and a tennis court for fun and games with friends and family.

Tilehurst has been a much-loved home for 50 years and is maintained in good condition but with plenty of scope for updating. The advantage is that you can move in immediately while you develop your plans to create your dream country house. The house benefits from not being listed.

This glorious country retreat offers the possibility to add a studio apartment (subject to planning) above the current triple garage overlooking the tennis court, pond and surrounding fields.





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## A tranquil approach



Enter the property via the private drive, which has the benefit of an electric timber gate.

There are fruit and vegetable gardens, extensive lawns, a pond and mature trees to the right. The house where, from its elevated position, enjoys far-reaching pastoral views and rural tranquillity.

There is space for several cars to park on the driveway and covered parking for three cars in the garage.

## Perfect family home



From the picket fence, an attractive path lined with glorious mature roses leads to the white timber-clad front entrance and into the reception hall.

On your right is the light-filled formal dining room, whilst straight ahead lies the drawing room with an open fire; a wonderful space to entertain.

Also off the hall is a snug/study room with windows on two sides and a stove resembling a wood burner but conveniently powered by mains gas.

Beyond the dining room, there is a downstairs bathroom and extensive storage cupboards.





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The kitchen is a bright room with space for a table and a couple of armchairs. The separate utility room is a good size, has direct access to the garden, and offers more space for coats and muddy boots.





## And so to bed...



The landing and all the bedrooms benefit from beautiful sash windows with inspiring views over the gardens and open countryside views on one side of the house, showcasing the Surrey Hills.

From the entrance hall, the staircase curves up to a bright upstairs landing. On the right, there is a delightfully quiet and light bedroom with a fireplace and windows on two sides.

The landing opens up to a lovely area with a built-in linen cupboard and a fireplace. Off the landing are the master bedroom and second double bedroom.







The primary bedroom is a generous size, with a large sash window, an original fireplace and neatly fitted wardrobes. The spacious double bedroom also features beautiful wallpaper, original fitted cupboards and a handsome fireplace. There is a sweet fourth bedroom, with the benefit of a sink, next to the primary bedroom.

The fifth bedroom is reached via a hallway and is currently used as a study. The bedrooms are all served by a family bathroom fitted with an easy-access bath and a separate loo.

# Glorious gardens



Surrounded by rolling fields, ancient hedgerows and a few scattered period houses, the environs of Tilehurst are peaceful and secluded, bordered by mature hedging and trees and covering 1.1 acres, mainly laid to lawn.

The gently sloping gardens boast a profusion of roses in borders and flowerbeds and a pretty pond. There are several paved and level lawned areas around the house and gardens to capture the sun at different times of the day.

For keen gardeners, the established garden will be a delight of possibilities, and for the active members of the family, the tennis court is close to the house but tucked away from view with lovely planting.

For families with children, there is lots of space for ball games as well as a lawned area at the far end of the garden that would be ideal for climbing frames, swings, trampoline etc. There is sufficient space to install a swimming pool, subject to consents.





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## Round & about



Tilehurst is ideally located for commuters: Dorking mainline station is just 5 minutes away by car and offers regular train services to London Victoria and London Waterloo in 53 and 58 minutes, respectively, while Dorking Deepdene station (6 minutes drive away) provides services to Reading and Redhill with connections to London Bridge, it also offers direct 25-minute services to Gatwick.

By road, there is fast access to the M25, A3, M23 and Heathrow and Gatwick airports.

There are several excellent schools nearby, such as Box Hill School, St Paul's C of E Primary School (OFSTED rated Outstanding), The Ashcombe School, St Teresa's Effingham, Belmont, as well as highly regarded private schools such as Cranleigh, Guildford High School, Royal

Grammar School Guildford (RGS), St Catherine's School Bramley, Charterhouse and Woldingham School.

A short stroll from the house is The Gin Kitchen and the Trailhead Brewery, which offers food at the weekend. There are wonderful places to eat within an easy drive, including the Watermill, which serves traditional British food, and the ancient Kings Arms in Dorking, which dates from the 1400s. There are many walking trails and cycle tracks with excellent access to the stunning Surrey Hills straight from the house.

Dorking, just five minutes away, is an attractive historic market town around 22 miles to the south of London at the foot of the North Downs between Guildford and Reigate. The town

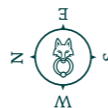
provides a comprehensive range of shops for day-to-day needs, including Sainsbury's, Waitrose, Marks & Spencer, and a weekly market. In addition, there is a swimming pool, cinema, Dorking Halls theatre and the Denbies Wine Estate.

Just a few minutes in the other direction is the delightful Brockham Village, a larger village (population 2,770) which makes it a fantastic local hub, with its picturesque green, a famous bonfire night, shops, pubs and a Church, doctors, vets and several thriving clubs and societies.

There are a number of sporting facilities nearby, with golf at Dorking Golf Club (one of the holes is only 100 yards away), Betchworth Golf Club and The RAC Country Club. Tennis at the Dorking Tennis & Squash Club. Racing at Sandown and Epsom (home of the Derby).



# Floorplans



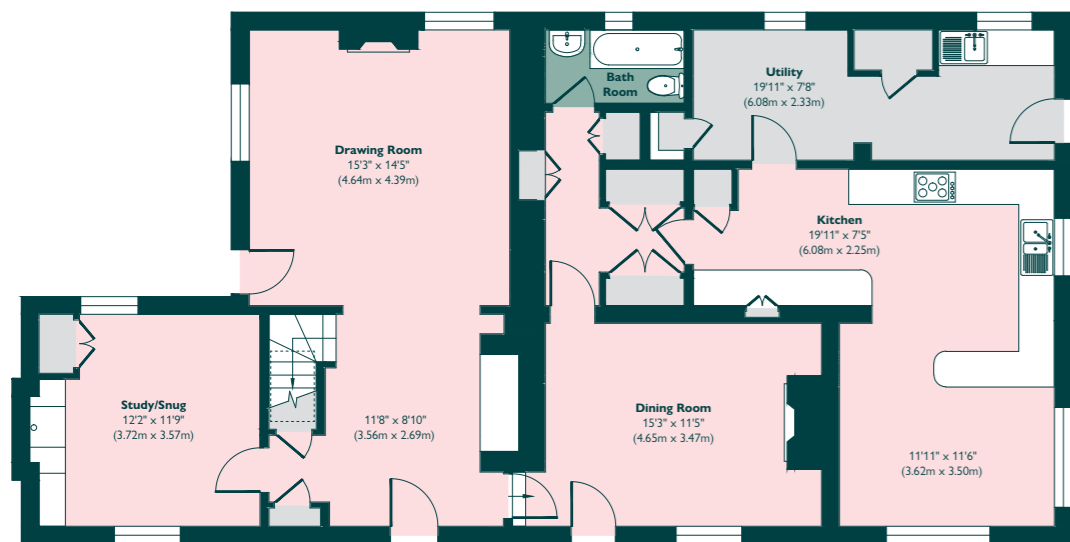
Ground Floor:  
1,357 sq ft (126.16 sq m)

First Floor:  
1,043 sq ft (96.96 sq m)

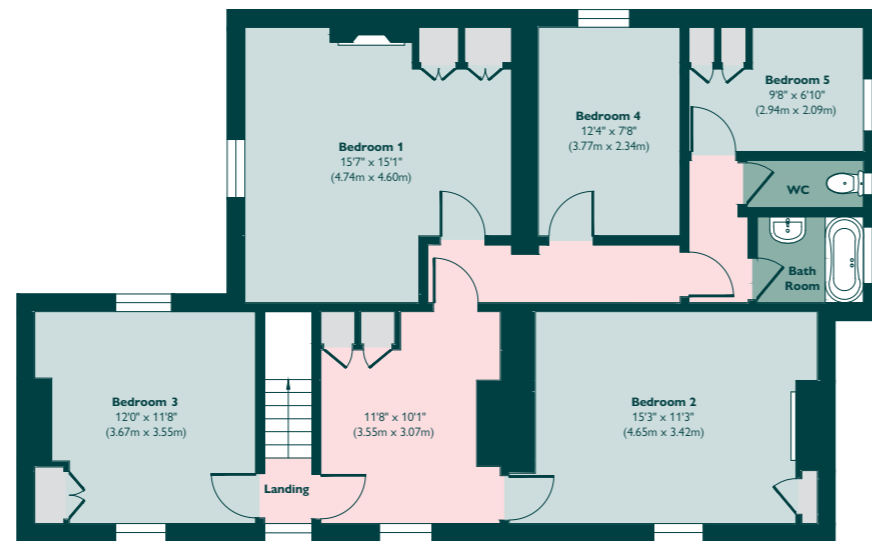
Outbuildings:  
370 sq ft (34.40 sq m)

Garage:  
511 sq ft (47.48 sq m)

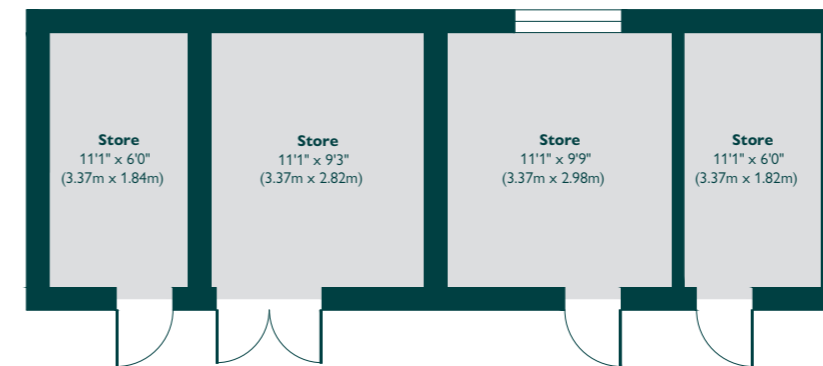
Total:  
3,281 sq ft (305 sq m)



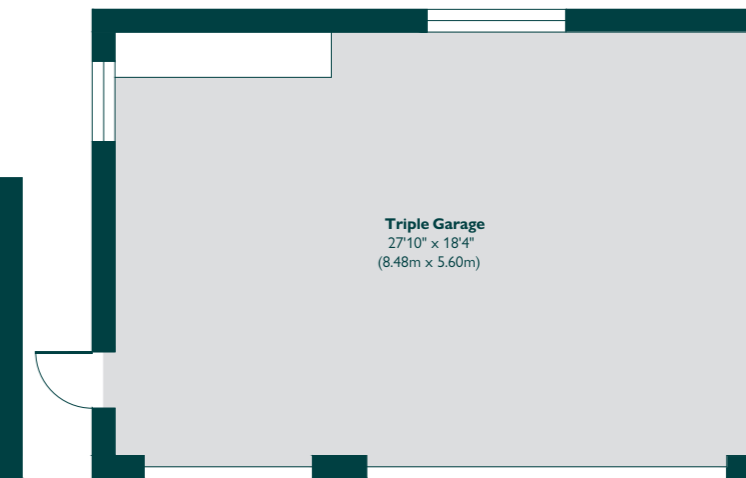
Ground Floor



First Floor

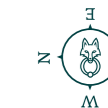


Outbuildings



Garage

# Floorplans



# Finer details



## Overview

- Picturesque country house set in a tranquil location
- Stunning rural views over surrounding fields
- Lovely, mature gardens and grounds of circa 1.1 acre
- Five bedrooms, including the principal bedroom with fireplace
- Three reception rooms
- Spacious dining kitchen with light-filled eating area
- Separate utility room and boot room
- Triple garage
- Studio apartment potential above the garage
- Five outbuildings
- Tennis court
- The house is well maintained but would now benefit from updating
- Offered without a chain
- No listing restrictions

## Energy performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

## Services

- Fast fibre optic internet – 63 Mbps from NOW and other suppliers
- Gas central heating
- Gas heating stove
- Mains water supply, private drainage
- Open fireplaces
- Council Tax Band G, Mole Valley

## Gardens & grounds

- Circa 1.1 acres of beautiful gardens and grounds
- Far-reaching country views
- Private driveway parking for numerous cars
- Garaging for three cars
- Several patio areas around the house and garden
- Pretty pond
- Five outbuildings
- Two sizeable fruit and vegetable gardens
- Tennis court

## Location

- Tranquil rural setting
- Located with the greenbelt and adjacent to Surrey Hills AONB
- 5-minute drive to Dorking Station with trains to London Waterloo from 53 minutes.
- 6-minute drive to Waitrose and Marks & Spencer Food in Dorking
- Close to lots of outdoor pursuits and outstanding country walks straight from the house
- Excellent road links via the A24 to the M25 and A3.
- Great choice of private and local schools

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# Tilehurst

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