

TIGBOURNE FARM

WORMLEY • SURREY



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Exclusive development of seven newly restored period farm buildings, to a high standard, on the edge of Chiddingfold

A 14th Century farmhouse

16th Century Oat Barn, 17th Century Wheat Barn, 18th Century Granary
and three early 20th Century Dairy Barns

The barns range from 2 to 4 bedrooms

Each is set within their own private gardens and includes a garage or store



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.









Situation

Tigbourne Farm is situated on the northern side of Chiddingfold within 0.6 miles of Witley Station. Witley Village offers the nearest day to day facilities including its general stores and two public houses. The picturesque village centre of Chiddingfold is within 1.8 miles, based around a village green having a range of shops including a post office, general stores, traditional butcher and three public houses. The village benefits from a well-regarded primary school as well as an active community centre with a village hall, doctor's surgery and various sports clubs.

(Distances and times approximate)



Chiddingfold Village 1.8 miles
 Witley Village 1.6 miles
 Godalming 5 miles
 Haslemere 5.9 miles
 Guildford 12.2 miles
 Central London 42 miles



Aldro, Shackleford - Boys Prep School
 Tormead, Guildford - Girls Public School
 Chandlers Church of England School, Witley
 Royal Grammar School, Guildford - Boys Public School
 Godalming College, Godalming – 6th Form
 Charterhouse, Godalming – Boys Public School/
 Co-ed 6th Form
 Prior's Field, Godalming – Girls Public School
 Cranleigh School, Cranleigh – Co-ed Public School
 King Edward's, Witley – Co-ed Public School
 Barrow Hills, Witley – Co-ed Prep School



Witley 0.6 miles – London Waterloo from 55 minutes
 Godalming 5.2 miles – London Waterloo from 46 minutes



A3 Milford 4 miles
 M25 Wisley (J10) 18.2 miles



London Heathrow 31.2 miles
 London Gatwick 32 miles



Goodwood



Cowdray Park



Liphook
 Hankley Common
 Bramley
 West Surrey
 Chiddingfold



Chichester Harbour

Tigbourne Farm, Chiddingfold

Tigbourne Farm comprises the redevelopment of a 14th Century farmhouse and three 16th to 18th Century barns as well as three early 20th Century dairy barns. All barns have high floor to ceiling heights some reaching over 6 metres.

Our client has meticulously undertaken the work, both internally and externally, even to the degree of some beautifully built bargate stone walls, strategic outside cathedral floor lighting and copper roof coverings and cast iron guttering.

The ancient barns now feature exposed original timbers, many high ceilings, oak and York stone floors, in addition to oak doors and windows. Each property has its own bespoke kitchen and is complemented by beautifully finished bathrooms and shower rooms.

The early 20th Century Calving and Milking Parlours have been carefully built focused around the extensive oak structure with their vaulted ceilings in the reception rooms and a wonderful outlook to the south across farmland.

Just as much thought has been given to the landscaping, which provides each property with its own private garden. In addition, some houses have their own large garage, whilst others have a substantial store.

The Farm House



The Farm House



The Farm House

The Farm House is Grade II Listed and is reputed to date back to the 14th Century. The house has all the hallmarks of a classic farmhouse with two inglenook fireplaces and extensive wall and ceiling oak beams. There is a fine oak staircase leading to the first floor with original wide oak floorboards and steps giving access to a second floor bedroom.

This is offered with two car parking spaces and a substantial garage.

Within the garden is an historic Well.

The Farm House



The Farm House

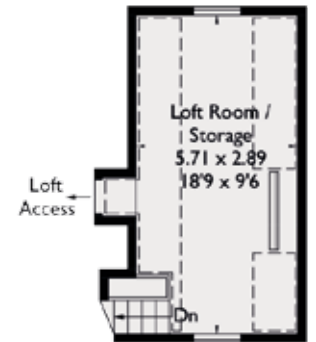
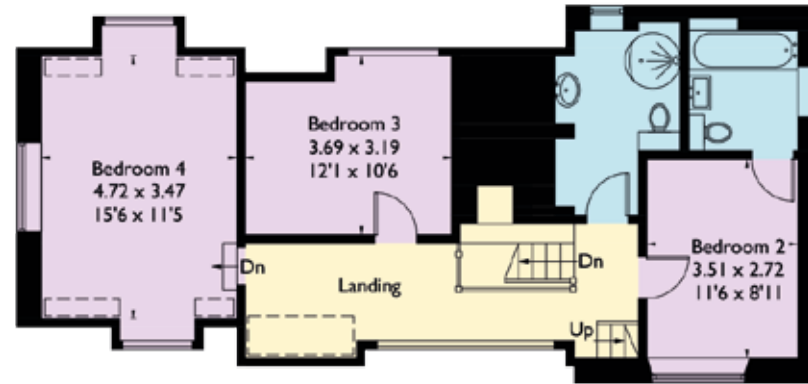
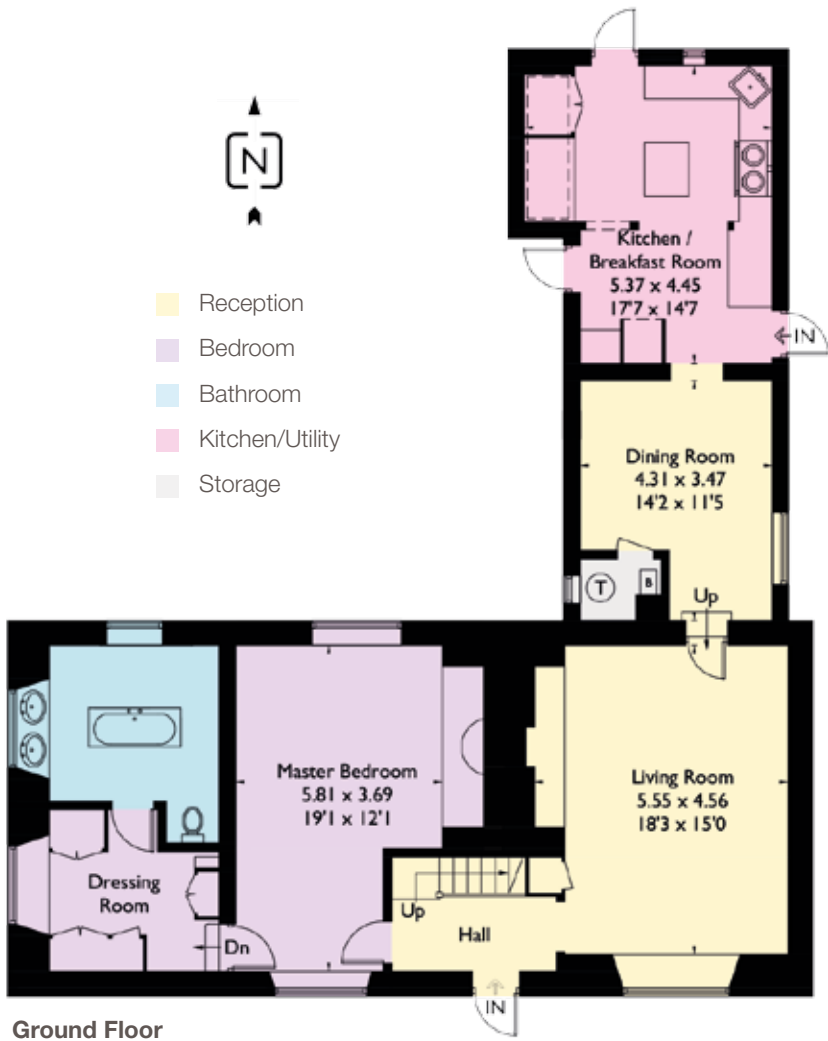


The Farm House



Approximate Gross Internal Floor Area

The Farm House: 205.0 sq.m / 2207 sq.ft (Including Loft Room / Storage)



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

The Oat Barn



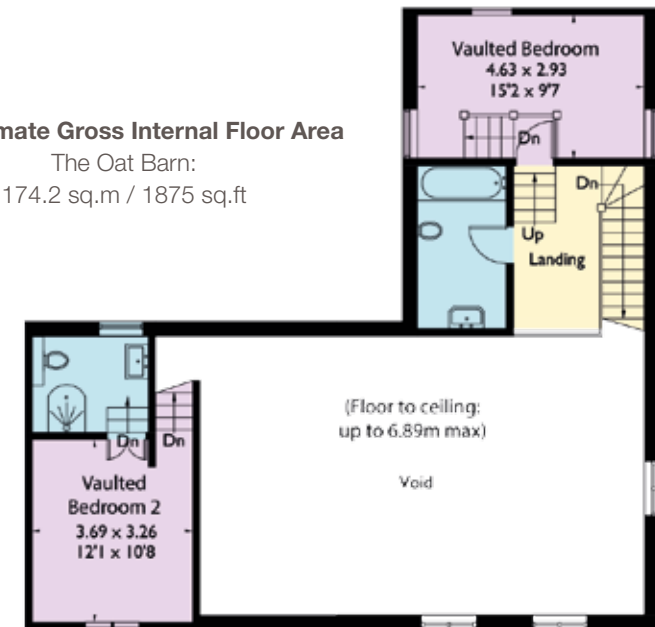
The Oat Barn

The Oat Barn dates back to the 16th Century and is Grade II Listed, which features a wonderful vaulted principle reception room with a feature central fireplace (floor to ceiling up to 6.89 max). The beautiful reclaimed York stone floor leads through to a very special bespoke kitchen with an Aga cooker as well as an Aga fridge freezer and wine cooler.

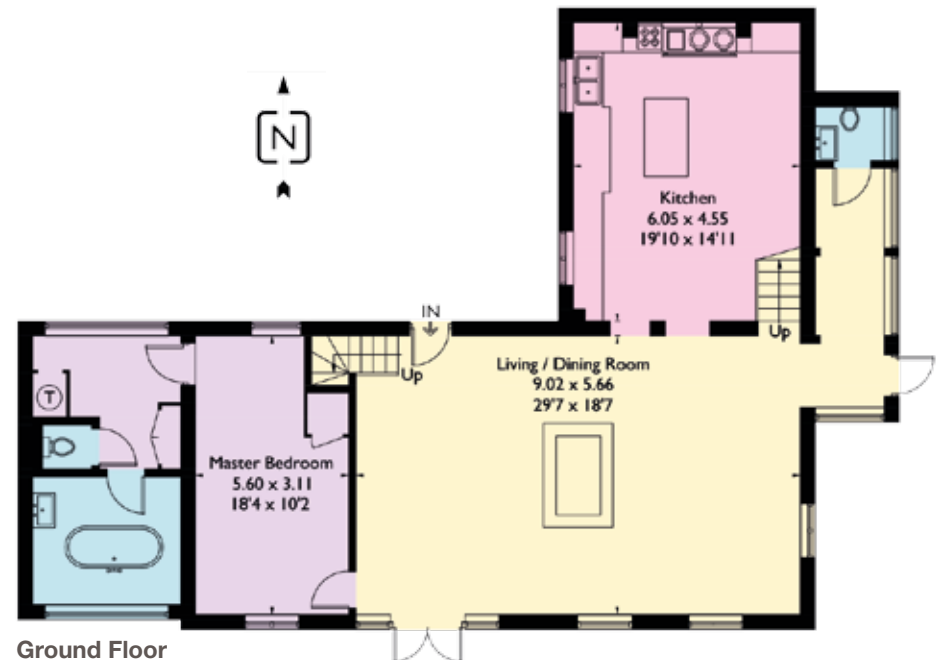
This is offered with two car parking spaces and a substantial garage.

Approximate Gross Internal Floor Area

The Oat Barn:
174.2 sq.m / 1875 sq.ft



First Floor



Ground Floor

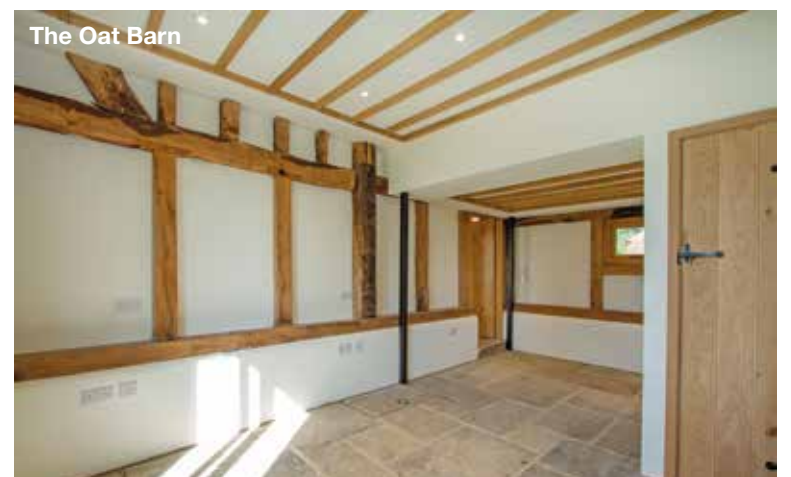
The Oat Barn



The Oat Barn



The Oat Barn



The Oat Barn



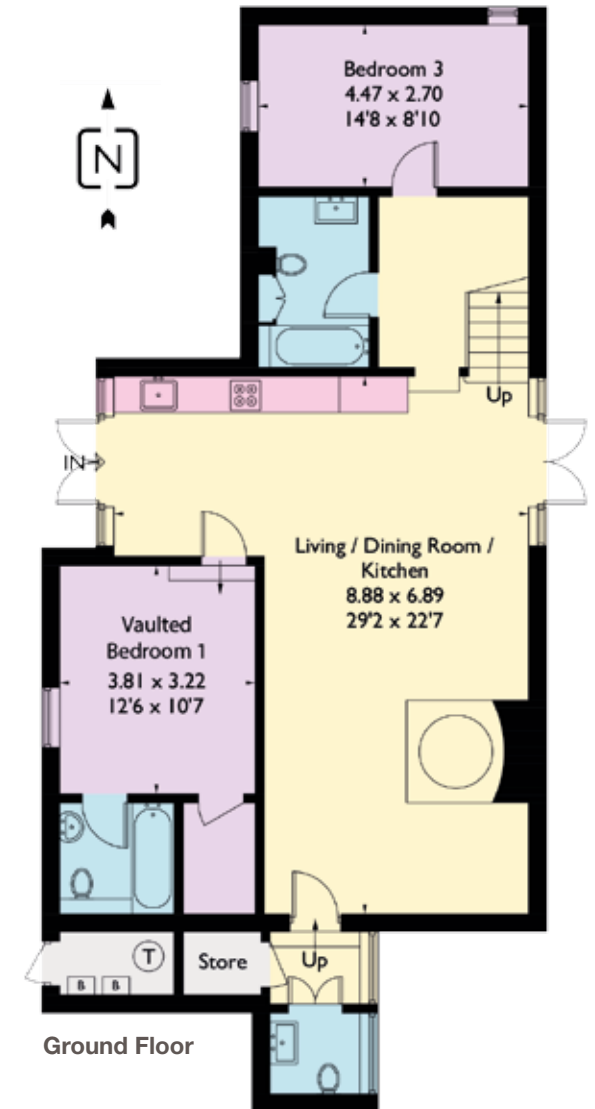
The Oat Barn



The Wheat Barn



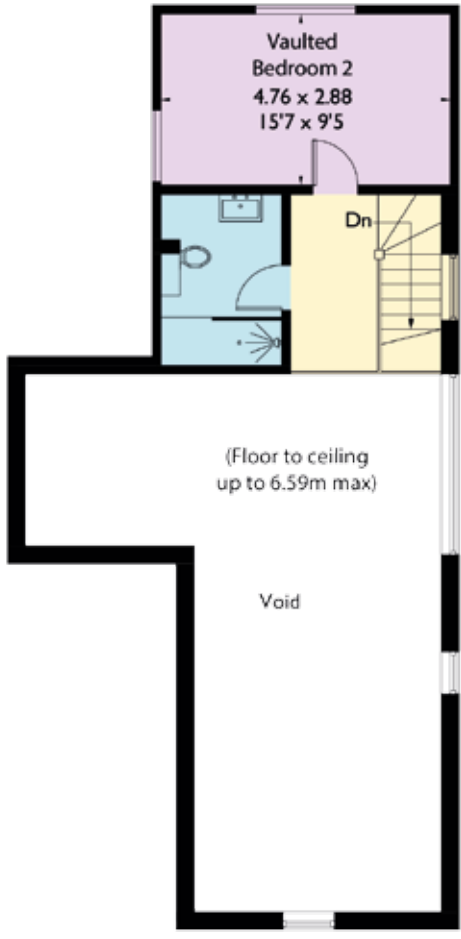
Approximate Gross Internal Floor Area
The Wheat Barn: 131.0 sq.m / 1410 sq.ft



The Wheat Barn

The Wheat Barn, which is Grade II Listed, dates back to the 17th Century, boasting a fine vaulted main reception room with a feature fireplace (floor to ceiling up to 6.59 max). This has more of an open-plan feel with oak flooring and a bespoke kitchen area.

This is offered with two car parking spaces and a substantial store.



First Floor

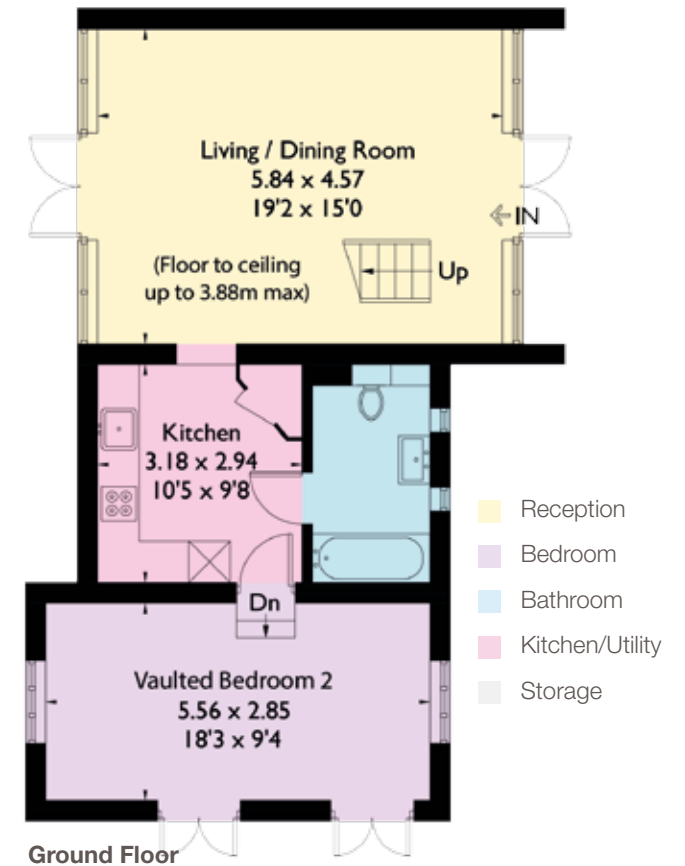
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

The Granary



Approximate Gross Internal Floor Area

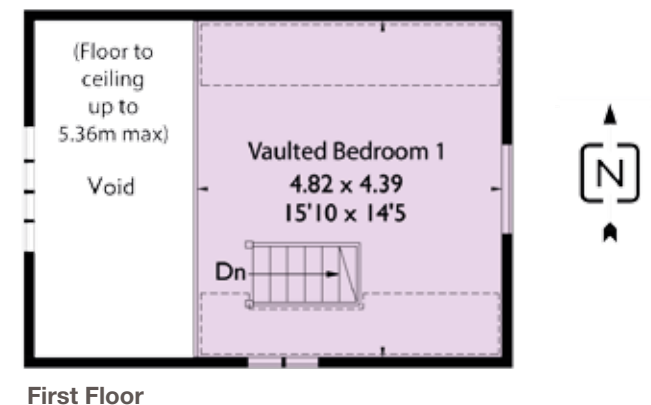
The Granary: 82.6 sq.m / 889 sq.ft



The Granary

The Granary is a beautiful example of a detached granary conversion providing compact accommodation full of character. The semi-vaulted reception room (floor to ceiling up to 5.35m max) with its reclaimed York stone floor, flows through to the kitchen and then to a vaulted ground floor master bedroom (floor to ceiling up to 3.88m max). The second bedroom is on the mezzanine with a vaulted ceiling.

This is offered with two car parking spaces and a store.



The Granary



The Granary



The Granary



The Granary



The Granary



The Dutch Barn



The Dutch Barn

The early 20th Century Dutch Barn provides a unique living space being detached and principally based around the vaulted reception room with its wonderful bowed ceiling (floor to ceiling up to 6.19m max). It is wired for a professional cinema and the padded walls enhance the acoustic quality. This provides a substantial stone floor area with the solid walnut kitchen at one end, having arabescato marble work surfaces.

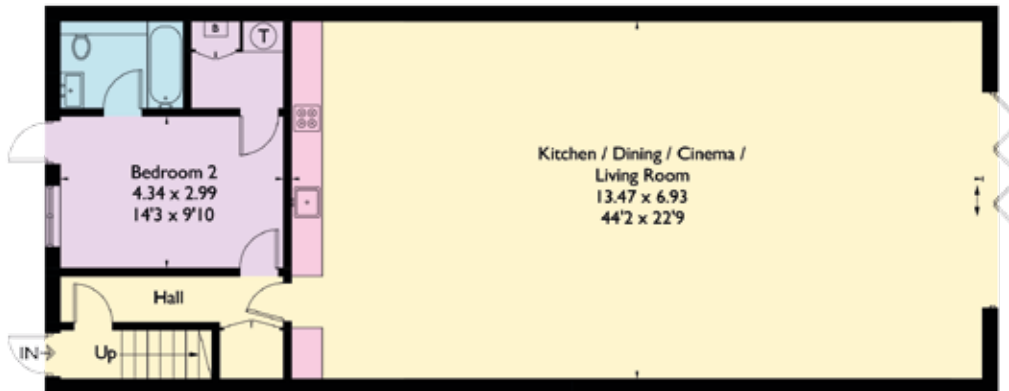
This is offered with two car parking spaces and a substantial store.

Approximate Gross Internal Floor Area

The Dutch Barn:
187.5 sq.m / 2018 sq.ft



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



Ground Floor

First Floor

The Dutch Barn



The Dutch Barn



The Dutch Barn



View from the Dutch Barn



The Dutch Barn



The Milking Parlour



The Milking Parlour



The Milking Parlour

The early 20th Century Milking Parlour is mostly a newly built barn on the site of a former Atcost building which has a fabulous vaulted main reception room with lovely views to the south. The newly built oak structure is a feature in its own right and is complemented by the picture windows on the southern side.

This is offered with two car parking spaces and a substantial garage.



The Milking Parlour



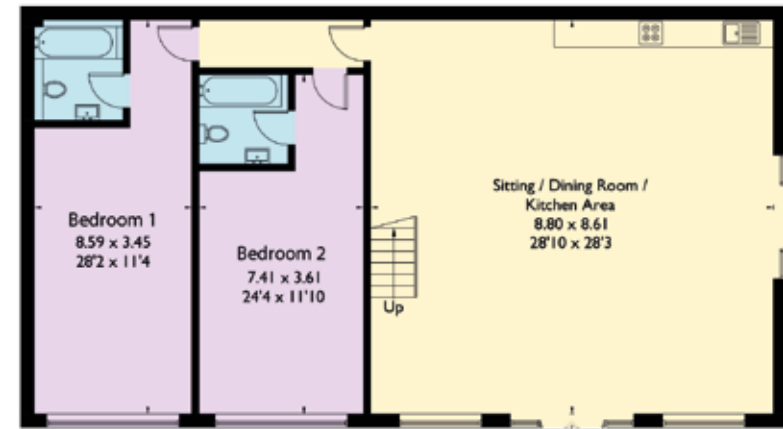
The Milking Parlour



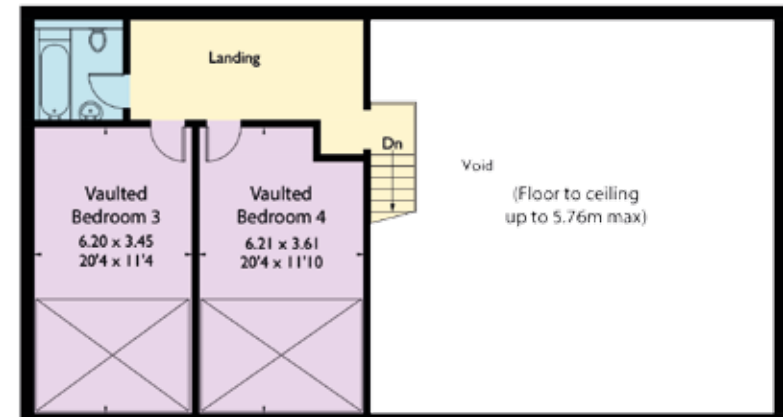
The Milking Parlour



The Milking Parlour



Ground Floor



First Floor

Approximate Gross Internal Floor Area
 The Milking Parlour:
 204.4 sq.m /
 2200 sq.ft



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

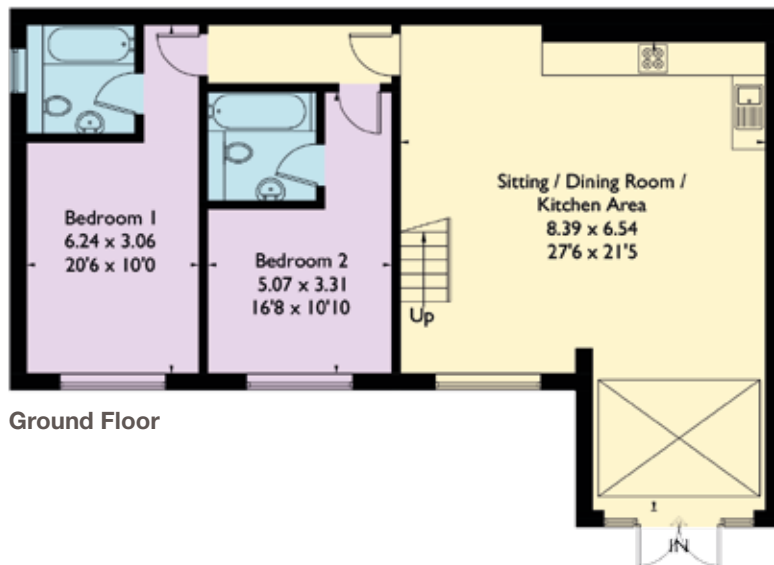
The Calving Parlour



The Calving Parlour

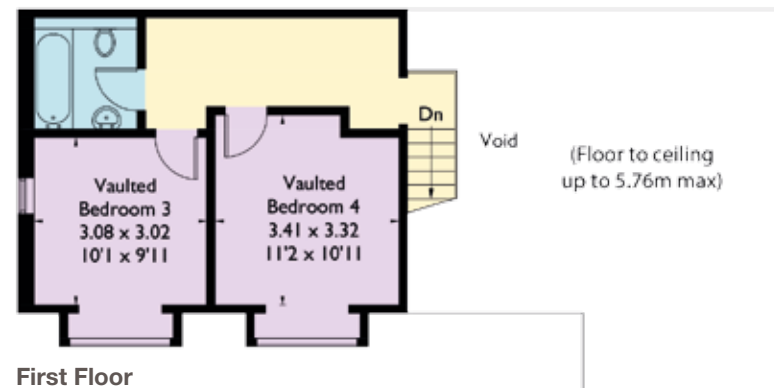
The early 20th Century Calving Barn, like The Milking Parlour, is a significantly newly built building having a vaulted main reception room (floor to ceiling up to 6.60m max) with views to the south over its gardens and beyond over the adjoining fields.

This is offered with two car parking spaces and a substantial garage.



Approximate Gross Internal Floor Area

The Calving Parlour: 129.2 sq.m / 1391 sq.ft





The Calving Parlour



The Calving Parlour



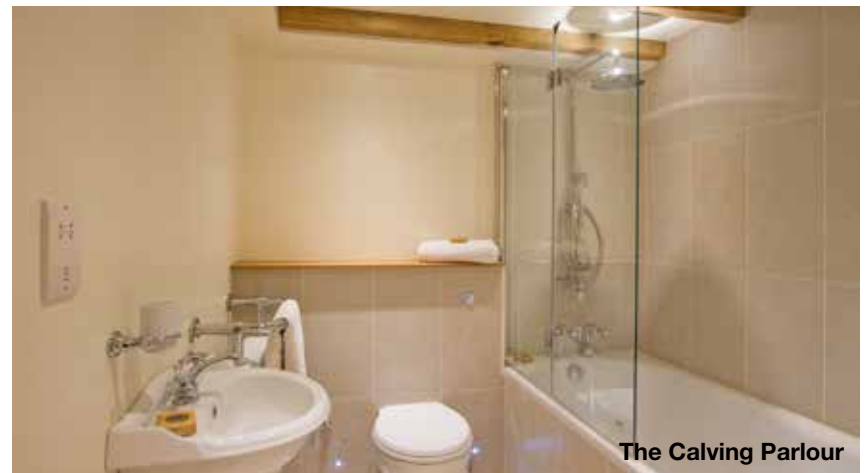
The Calving Parlour



The Calving Parlour



The Calving Parlour



The Calving Parlour

Before and After: 2011-2017





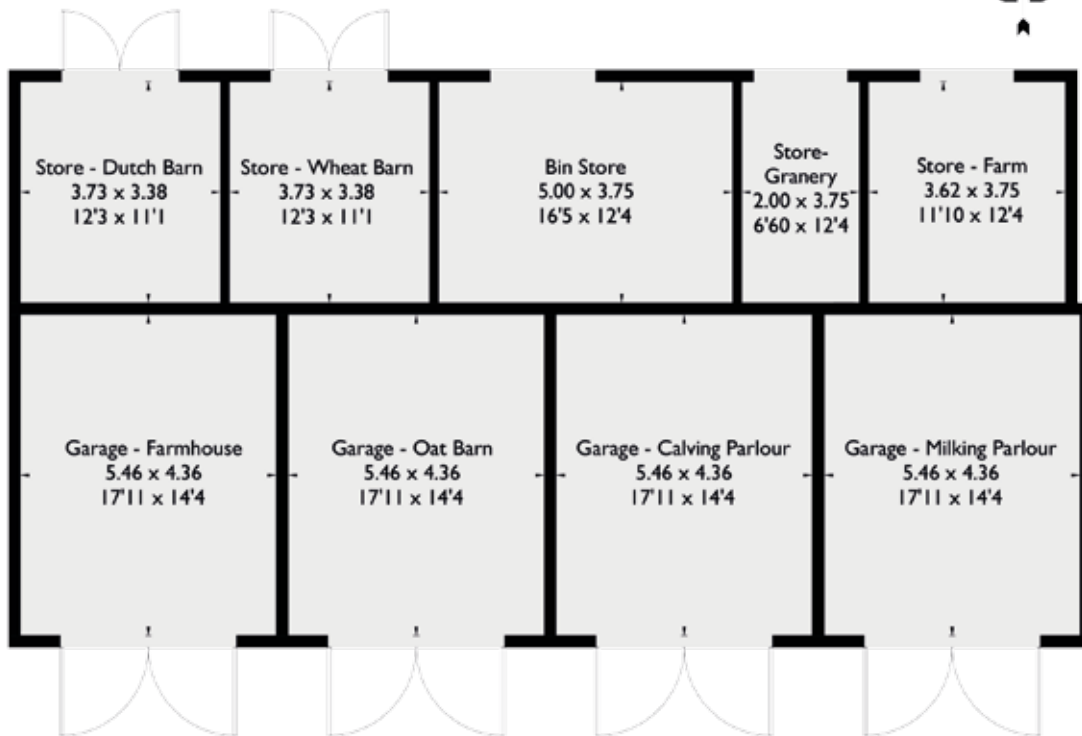
Before and After: 2011-2017





Approximate Gross Internal Floor Area

Outbuilding: 168.2 sq.m / 1810 sq.ft (including Garages)
 (Not shown in actual location/orientation)





Specifications

- Each property has oak framed double glazed windows and doors
- An alarm
- All are wired for multiple uses including television, satellite, data and telephone
- The ground floor rooms have underfloor heating whilst the remaining bath / shower rooms on the first floors have electric underfloor heating.
- Each property has a fridge freezer with ice/cold water facilities (except The Granary).

Gardens and Grounds

Tigbourne Farm is approached down the original driveway, with an electric gate, which swings around passed the cobbled courtyard and back up to the garaging and stores.

Each property has its own garden which is principally laid to lawn.

In addition it has an area for visitors parking.

Services

We are advised that each property has mains electricity, mains water, gas fired central heating and drainage is shared into a private treatment plant.

Management Company

A management company will be formed to oversee the maintenance of the common parts. There will be an annual charge.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

Local authority

Waverley Borough Council – 01483 523333

Viewing

Viewing is strictly by appointment only through Knight Frank.

Directions (GU8 5TT)

From Guildford proceed southbound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through the two sets of traffic lights, following signs to the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley and Chiddingfold. Proceed through Witley passing King Edward's School on your right and after a further 0.6 mile, turn right into New Road. The entrance into Tigbourne Farm is the first turning on the left hand side.

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