Crooksbury Hill House

Region: The South East **Sleeps:** 16

Overview

Crooksbury Hill House holds a fantastic position, set within four acres of grounds, the home boasts direct access on to Crooksbury Hill and Common where guests can enjoy stunning views over southwest Surrey and east Hampshire across to the South Downs. While guests will enjoy a tranquil stay, the Georgian market town of Farnham which offers a selection of excellent eateries, independent shops, and supermarkets, is just a 5-minute car journey away.

The beautiful home has been lovingly modernised by its current owners to provide the perfect setting for a multi-generational escape to the country, comfortably accommodating up thirteen guests across it's eight well-appointed bedrooms. The accommodation is split between the main house and a detached three-bedroom cottage, ideal for grandparents or those in search of a little peace and quiet from the rest of the group!

In the main house, the ground floor offers vast entertaining space, comprising of an impressive sitting room, formal dining room with marble fireplace and cosy snug, there is plenty of room for the group to get together and socialise in the evenings. The kitchen comes fully equipped with all the tools you could possibly need to create delicious meals, while also offering a relaxed, breakfast dining area, which leads through to the bright conservatory. Upstairs, are the five bedrooms, a super-king master room and five double rooms. Guests staying in these room share the use of a fantastic family bathroom with Jacuzzi bathtub, a family shower room and a handy cloakroom. The cosy cottage offers a second living room and kitchen, three further double bedrooms and a family bathroom.

Outside, the whole family will enjoy Summer afternoons









spent splashing around in the private pool or enjoying some friendly competition on the tennis court! Although in the autumn & winter the pool is not available, the tennis court and indoor gym room & games area with table tennis and table football are available all year around. There are beautiful autumnal & winter walks in the surrounding forests, and the whole family can enjoy relaxing with a great selection of family boardgames in the cosy living room next to the fire.

Facilities

Working Fireplace/Woodburner • Walking/Hiking Paths • Ideal for Kids • <1hr to Airport • Horse Riding • Ideal for Xmas/NY • EV Charger • Ideal for Parties • Private Pool • Wine Tasting • Recommended • Golf Nearby • Tennis Court • Has Discount • Pets on Request • Manor • Has Offer • Ideal for Teens • Special Offer • Heated Pool • Cots (Cribs) • Instagrammable • Modern • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Laptop Friendly Workspace • Indoor Games • Gym/Fitness Room • AGA • Satellite TV • Outdoor Games • Table Football • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Main House

Ground Floor
- Entrance Hall with wood burner
- Sitting Room with working fireplace
- Bar room
- Snug with comfortable corner sofa, TV and Xbox
- Fully-equipped kitchen with Aga, oven and breakfast table
- Conservatory with French doors to the terrace
- Dining Room with seating for 16, piano and marble fireplace
- Cloakroom
- Utility room attached to the kitchen with washing machine, tumble dryer and heated drying rail

First Floor
- Master Bedroom with super-king size bed
- Bedroom with King size bed
- Bedroom with King size bed
- Bedroom with King size bed
- Bedroom with double bed
- Family shower room
- Family bathroom with Jacuzzi bathtub and shower
- Cloakroom

Cottage

Ground Floor
- Bedroom with king size bed
- Kitchen with fridge, washing machine, cooker and dishwasher
- Communal space with games

First Floor
- Master Bedroom with super-king size bed
- Bedroom two with king size bed
- Family bathroom with bathtub, shower and WC

Exterior Grounds
- Heated swimming pool - heated May to September









(weather permitting) but the owner are happy to discuss additional dates on request for an extra charge
- Tennis court (newly resurfaced in 2022) with racquets available
- Garden activities include Badminton net, croquet set, pool floats
- Terrace
- Dining facilities, with a table seating 16 people
- Barbecue (gas is provided)
- Large grounds
- Surrounded by woodlands
- Crooksbury Hill is a 3 minute walk out of the back gardens

Additional Facilities
- Wi-Fi
- TV
- Washing machine
- 2 x highchairs & 1 x travel cot available on request
- 4 x additional pull-out kids beds available on request
- Indoor gym room with cross trainer, weights and yoga mats
- Parking for 6 cars
- EV charging point

Location & Local Information

Crooksbury Hill House holds an excellent position within the popular county of Surrey. Located in the parish of Tilford, it is less than a 10-minute drive from the town of Farnham where a wide variety of helpful amenities, including shops and restaurants, can be found.

There is plenty for guests of all ages to see, do and explore in the surrounding area. Thought to of been built by William the Conqueror, impressive Guildford Castle is just 20-minutes away. The beautiful RHS Garden Wisley, one of the world's great gardens, is less than 25-minutes away and makes for a lovely day out. Family-friendly Birdworld, home to over 1,200 birds and other animals, is less than a 15-minute drive away.

The owner recommends families to visit Frensham Ponds just 5 mins away and Alice Holt Forest, 15 mins away with treetop adventures and walks/bike trails.

Keen walkers shouldn't miss Bourne woods with wonderful woodland walks, where films such as Gladiator and Ridley Scott's new film Napoleon being filmed. Along with, Wonderful walks in Surrey Hills including Devils Punchbowl and The National Trust's Winkworth Arboretum.

Windsor is just a 40-minute drive away, here you will find Windsor Great Park and, of course, the famous Windsor Castle, scene of many a Royal event. For any teens or thrill seekers, Thorpe Park, is a must-visit while Legoland Windsor is ideal for any younger children, both less than 40-minutes away. For keen sporting fans, Ascot Racecourse, home to the annual Royal Ascot event is a real society highlight, with Ladies' Day something of a fashion event too and just 30-minutes away. Sunningdale Golf Club, regarded as one of the finest golf clubs in the UK, is also less than 30-minutes away.

Local Amenities

Nearest Golf	**Farnham Golf Club (1.6km)**
Nearest Restaurant	**The Barley Mow (1.4km)**
Nearest Supermarket	**Sainsbury's, Farnham (4.7km)**
Nearest Town/City	**Farnham (4.8km)**
Nearest Village	**Tilford (2.7km)**









What we love

- Fabulous countryside position with beautiful walking paths on your very doorstep, while helpful amenities can be found in the town of Farnham, less than a 10-minute drive away!
- The home has been lovingly modernised with elegant interiors while retaining all of its original charm and 1920's design features.
- During the Summer months, the whole family will enjoy splashing around in the private pool or playing ping pong on the terrace!

What you should know...

- The accommodation is spread across the main house and guest cottage, ideal for any guests looking for additional privacy from the rest of the group!
- Those travelling with younger children should ensure that they take care when playing in and around the pool.

Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4.00 pm

- **Departure time:** 10.00 am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** Well-behaved dogs are allowed on request at the time of booking, for an additional charge of £100, per dog, per stay. Please note that the dog must stay downstairs and sleep in the utility room

- **Changeover day:** Friday. Other changeover days may be considered on request, please just enquire

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted

- **Minimum stay:** 3 nights. 7 nights during peak periods but shorter stays may be available on request

- **Internet access?:** Yes, Wi-Fi is included in the rental price

- **Pool opening dates?:** The pool is heated April to September (weather permitting) but the owner are happy to discuss additional dates on request for an extra charge