



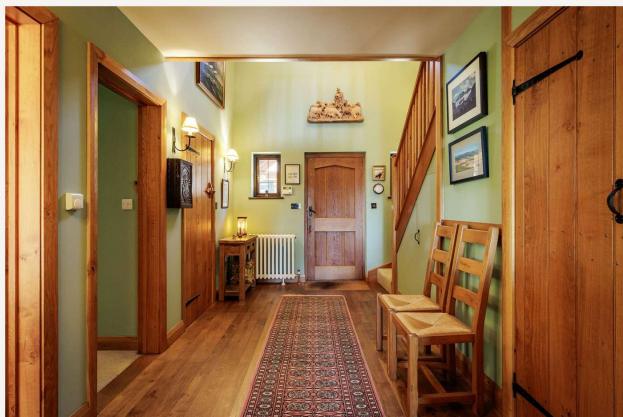
SHEEPHATCH LANE, TILFORD, FARNHAM, SURREY, GU10

£1,600,000 *Freehold*



KEY FEATURES

- Exceptional Arts and Crafts inspired country home, commissioned by the current owners
- Wonderfully private setting with far-reaching southerly views across rolling Surrey countryside
- Approx. 2,950 sq ft including double garage, workshop and ancillary buildings
- Four double bedrooms, including an impressive principal suite with dressing room
- Elegant reception rooms with bespoke oak joinery and wood-burning stoves
- Superb kitchen/breakfast room with central island, handcrafted cabinetry and walk-in pantry
- Detached home office/studio ideal for hybrid working
- Direct bridleway access to Tilford village and miles of surrounding countryside
- Surrey Hills Area of National Beauty



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ACCOMMODATION

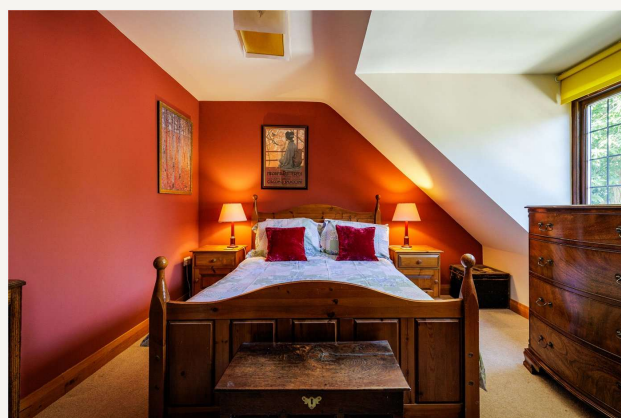
Occupying a remarkable position on the edge of Tilford, Ebernoe is an exceptional Arts and Crafts inspired country home, commissioned and built by the current owners approximately twenty years ago. Enjoying complete privacy, far-reaching views and direct access to miles of surrounding countryside, it offers a rare combination of architectural character, craftsmanship and lifestyle appeal.

Extending to almost 3,000 sq ft including ancillary buildings, the accommodation has been designed around modern family living, with bespoke oak joinery and natural materials creating a warm and timeless interior throughout.

The principal reception rooms are beautifully proportioned, including an elegant sitting room centred around a stone fireplace with wood-burning stove and French doors opening onto the terrace and gardens beyond. A family room and separate study provide additional versatility, while at the heart of the home sits a superb kitchen and breakfast room, centred around a substantial island and complemented by bespoke cabinetry, stonework surfaces, walk-in pantry and adjoining utility accommodation.

The first floor provides well-balanced bedroom accommodation arranged around a spacious landing.

The principal suite enjoys a particularly privileged position, taking full advantage of the property's outstanding rural outlook and benefitting from a dressing area, walk-in wardrobe and beautifully appointed en suite bathroom. Three further double bedrooms enjoy attractive views across the gardens and surrounding countryside and are served by a family bathroom.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: D
Is the property listed: Property is not listed

Gardens & Grounds

The beautifully landscaped, south facing gardens are a defining feature of the property, extending to approximately half an acre and providing exceptional privacy and a wonderful connection to the surrounding countryside. Broad stone terraces offer superb spaces for outdoor dining and entertaining, while expansive lawns, mature planting and a charming pergola create a series of attractive areas to enjoy throughout the seasons.

The property's elevated position affords far-reaching views across the Surrey Hills rolling countryside and woodland, creating a constantly changing backdrop and a rare sense of tranquillity. A detached double garage, workshop, home office/studio and extensive cobbled forecourt complete this exceptional setting.

LOCATION

Tilford is widely regarded as one of Surrey's most sought-after villages, celebrated for its picturesque village green, cricket ground, village hall, traditional public houses and strong sense of community.

A particular feature of Ebernoe is its direct access to a network of footpaths and bridleways, including a picturesque route leading directly into Tilford village and the village shop. Situated in the Surrey Hills National Landscape, the surrounding countryside offers exceptional opportunities for walking, riding and cycling, with Frensham Great and Little Pond, Hankley Common, The Devil's Punch Bowl and Alice Holt Forest all within easy reach.

The Georgian market town of Farnham provides an excellent range of boutique shopping, restaurants, cafés and cultural amenities, together with a mainline station offering services to London Waterloo. The area is also well served by highly regarded schools including Edgeborough, Frensham Heights, St Edmund's, Amesbury and Charterhouse.

Despite its wonderfully rural setting, Ebernoe remains highly accessible, with convenient connections to Farnham, the A31, A3 and wider motorway network.

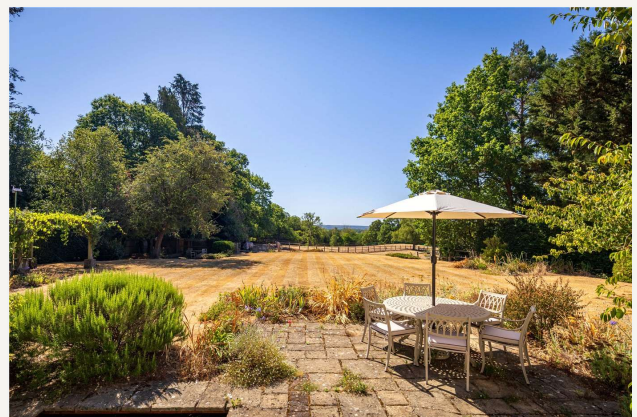
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR250191>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 2242 sq ft / 208.2 sq m (excludes void)

Limited Use Area(s) = 83 sq ft / 7.7 sq m

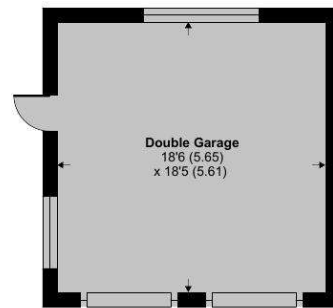
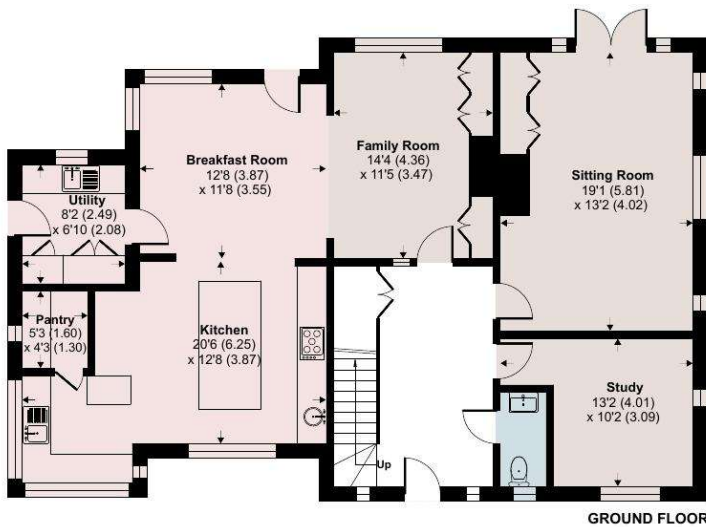
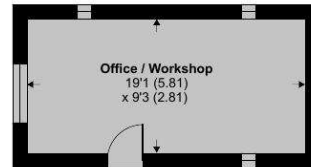
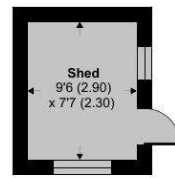
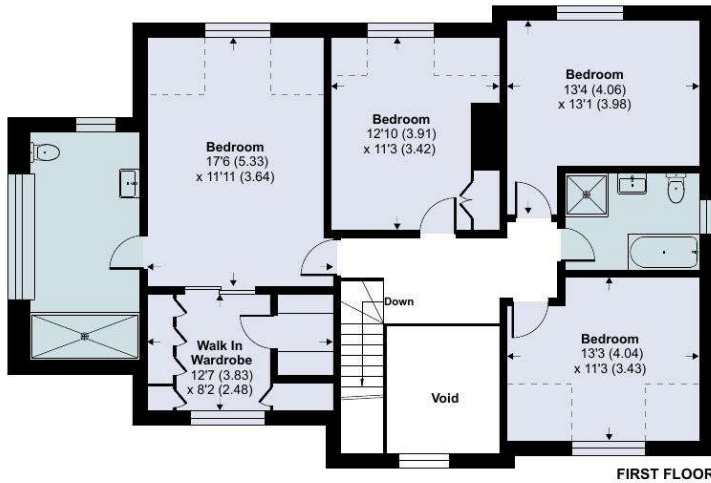
Garage = 341 sq ft / 31.6 sq m

Outbuilding = 285 sq ft / 26.4 sq m

Total = 2951 sq ft / 273.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1501630

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