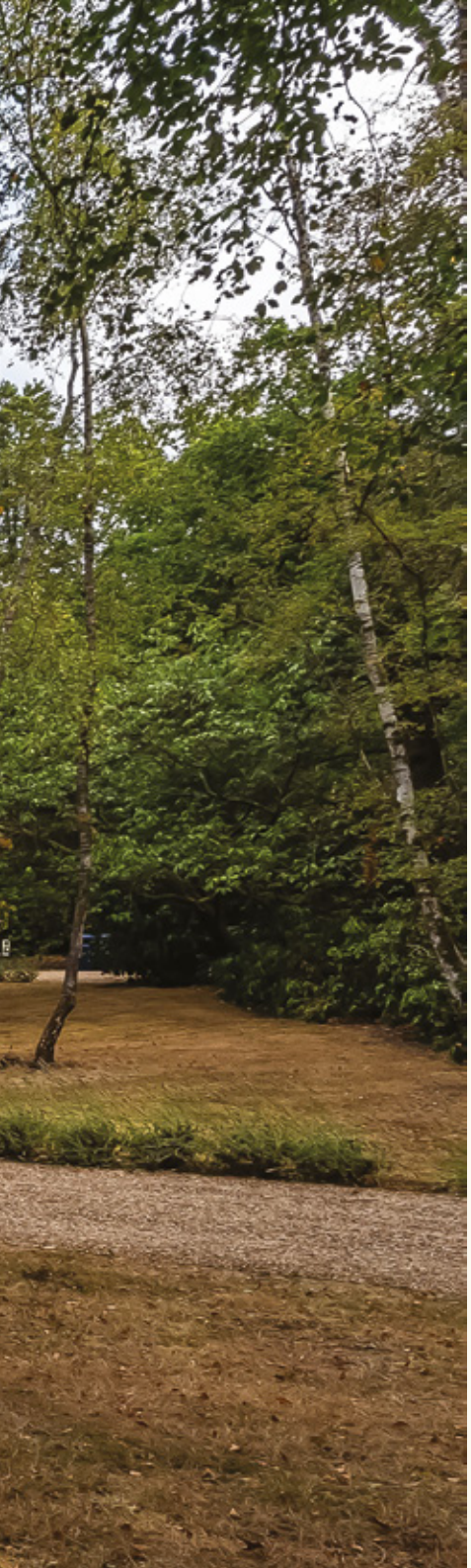
BROOME









BROOME

FARNHAM ROAD, TILFORD, FARNHAM, SURREY, GU10 2AS

An exceptional country house with beautifully proportioned family accommodation, a two-bedroom annexe, impressive 14-metre indoor swimming pool and gym, and extensive ancillary buildings offering exceptional versatility. Set within approximately 3 acres of mature, private gardens and grounds.

- Exceptional Arts & Crafts influenced country house in a private Tilford setting
- Over 5,500 sq. ft. of beautifully proportioned family accommodation
- Five bedrooms with generous reception and entertaining spaces
- Bespoke kitchen/breakfast room, wine cellar
- Gym, 14m indoor heated swimming pool opening out to the garden terraces
- Separate two-bedroom annexe, ideal for guests, family or staff
- Further development of this garage & annex block is possible.
- Approximately 7,450 sq. ft. of additional garaging, barn and ancillary buildings
- Outstanding facilities for the serious car collector, leisure use or home offices
- Extensive garaging and car barn with capacity for approximately 50 vehicles
- Dedicated workshop with inspection pit and EV charging facilities
- In all 3 acres of mature, private gardens and grounds

Farnham Station 3.5 miles (London Waterloo from 52 minutes), Godalming Station 6.5 miles (London Waterloo 44 minutes), Haslemere Station 8 miles (London Waterloo from 49 minutes), Guildford 11 miles, Central London 45 miles

GRANTLEY
SALES AND LETTINGS







INTRODUCTION

Broome is a substantial and highly individual country house occupying a wonderfully private setting on the edge of the sought-after Surrey village of Tilford.

Offering over 5,500 sq. ft. of beautifully proportioned accommodation, the house combines the character and presence of a traditional country home with an exceptional range of leisure and lifestyle facilities. A superb 14-metre indoor swimming pool and adjoining gym provide an impressive year-round leisure complex, while approximately 7,450 sq. ft. of additional buildings offer extraordinary flexibility for hobbies, recreation, home working, garaging or the accommodation of a private car collection.

Together with a separate two-bedroom annexe and approximately three acres of mature gardens and grounds, Broome is a home of considerable character, privacy and versatility.



LOCATION

Broome occupies an excellent position close to Tilford, one of Surrey's most attractive and sought-after villages.

Centred around its picturesque village green and historic bridges over the River Wey, Tilford is surrounded by some of the county's most beautiful countryside, with extensive walking, riding and cycling available across nearby commons and National Trust land.

The Georgian market town of Farnham is within easy reach and provides an excellent range of shops, restaurants, cafés and everyday amenities, together with a mainline railway station offering regular services to London Waterloo.

The wider area is particularly well served for schooling, with a number of highly regarded independent and state schools within convenient reach. Such as Frensham Heights, Edgeborough, Chruch's college in Petersfield and Highfield & Brookham in Liphook.

Transport connections are excellent. The A31, A331, and A3 are all easily accessible, providing efficient routes to the M25 and wider motorway network. This makes travel to London, as well as to Heathrow, Gatwick, and Southampton airports, convenient for both business and leisure.















THE PROPERTY

Approached along a sweeping gravel driveway through mature, wooded grounds, Broome makes an immediate impression. The handsome Arts & Crafts influenced elevations are particularly distinctive, combining exposed timber framing and decorative herringbone brickwork beneath a deep tiled roof, punctuated by tall chimney stacks and leaded windows. The result is a house of considerable character and architectural interest, beautifully softened by its established and private setting.

Stepping into the impressive galleried dining hall immediately establishes the sense of space and character found throughout the house.

A series of generously proportioned reception rooms provides an excellent balance between formal entertaining and relaxed family living. The drawing room is an elegant and comfortable space, while the family room provides a more informal setting for everyday life.

At the heart of the home is the kitchen and adjoining dining area, creating a natural focal point for family and guests. A separate study provides a quiet and private space from which to work, while the arrangement of the ground floor allows the principal rooms to flow naturally from one to another.

A particular highlight is the impressive indoor leisure complex. The heated swimming pool extends to approximately 14 metres and opens directly onto the garden terraces, creating a superb year-round space for exercise, relaxation and entertaining. An adjoining gym further enhances the facilities, while a separate wine cellar provides another useful addition to the house. The pool, gym and wine cellar are all shown within the principal accommodation on the current floorplan.

The bedroom accommodation is equally generous, with five bedrooms providing excellent flexibility for family and guests. The principal bedroom suite offers a private retreat, while the remaining bedrooms and bathrooms provide comfortable and adaptable accommodation.





GARDENS & GROUNDS

Broome sits within approximately 3 acres of established gardens and grounds, providing an attractive and private setting for the house and its extensive collection of buildings.

Mature planting and established boundaries create a strong sense of seclusion, while areas of lawn provide generous space for recreation and entertaining.

The grounds successfully balance the scale of the main house and ancillary buildings, allowing the property to retain the atmosphere of a private country home while accommodating facilities that would be extraordinarily difficult to recreate in such a desirable Surrey location.







THE ANCILLARY BUILDINGS

Beyond the main house, Broome offers an extraordinary further dimension. Approximately 7,450 sq. ft. of additional buildings provide an exceptional amount of adaptable space, opening up a wide variety of possibilities according to an incoming owner's interests and requirements.

The substantial modern barn and extensive garaging could lend themselves equally well to leisure pursuits, a serious hobby or collection, studio or creative space, home working, storage or, of course, the accommodation of classic and performance cars. A dedicated workshop with inspection pit adds further versatility.

It is the sheer scale and flexibility of these buildings that sets Broome apart, offering the opportunity to pursue interests, work or leisure activities at home without compromising the character and privacy of the principal residence.

PLANNING NOTE

An amendment to planning permission WA/2002/1812 allows for the existing garage and annexe building to be redeveloped to create a three-bedroom cottage, remaining ancillary to the main house and subject to the usual consents.













IN SUMMARY

Broome is a rare combination of character, space and versatility.

At its heart is a substantial Arts & Crafts influenced country house offering beautifully proportioned family accommodation, complemented by an impressive 14-metre indoor swimming pool, gym and separate two-bedroom annexe.

What makes Broome particularly unusual, however, is the additional 7,450 sq. ft. of ancillary accommodation. Whether required for hobbies and leisure, home working, a studio or collection, extensive storage or specialist garaging, the possibilities are considerable.

Set within approximately three acres of mature and private grounds close to Tilford, Broome offers a lifestyle and degree of flexibility that would be exceptionally difficult to replicate.

INFORMATION

FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale although some items may be made available by separate negotiation.

SERVICES

Mains Gas, Gas fired central heating, mains water, private drainage.

TENURE

Freehold

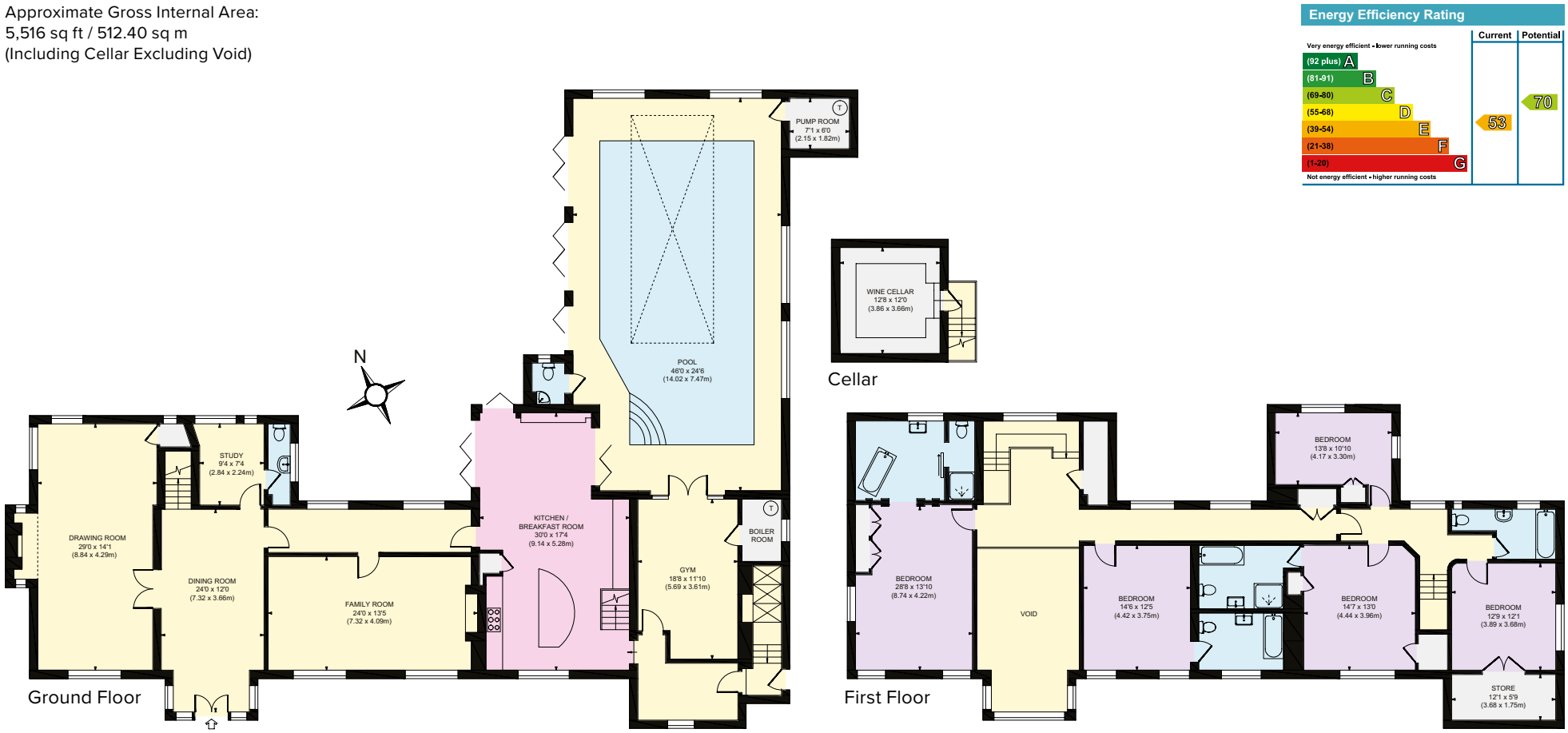
LOCAL AUTHORITY

Waverly District Council - Tel: 01483 523333

DETAILS PREPARED

2nd September 2026

Approximate Gross Internal Area:
5,516 sq ft / 512.40 sq m
(Including Cellar Excluding Void)

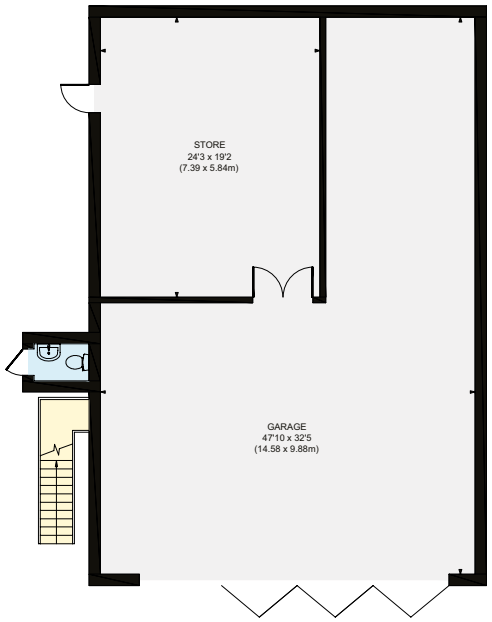


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

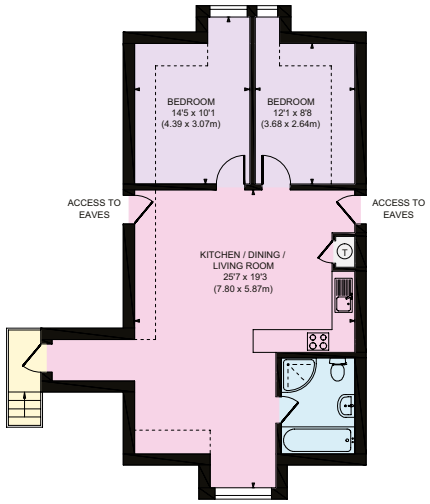
GRANTLEY
SALES AND LETTINGS

Grantley
Poyle House, 24 Epsom Road
Guildford, Surrey, GU1 3LE
01483 407 620
enquiries@grantley.net

Approximate Gross Internal Area
Barn: 4,965 sq ft / 461.30 sq m
Garage: 2,325 sq ft / 215.90 sq m
Summer House: 160 sq ft / 14.90 sq m
Total: 7,450 sq ft / 692.10 sq m

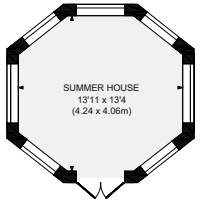


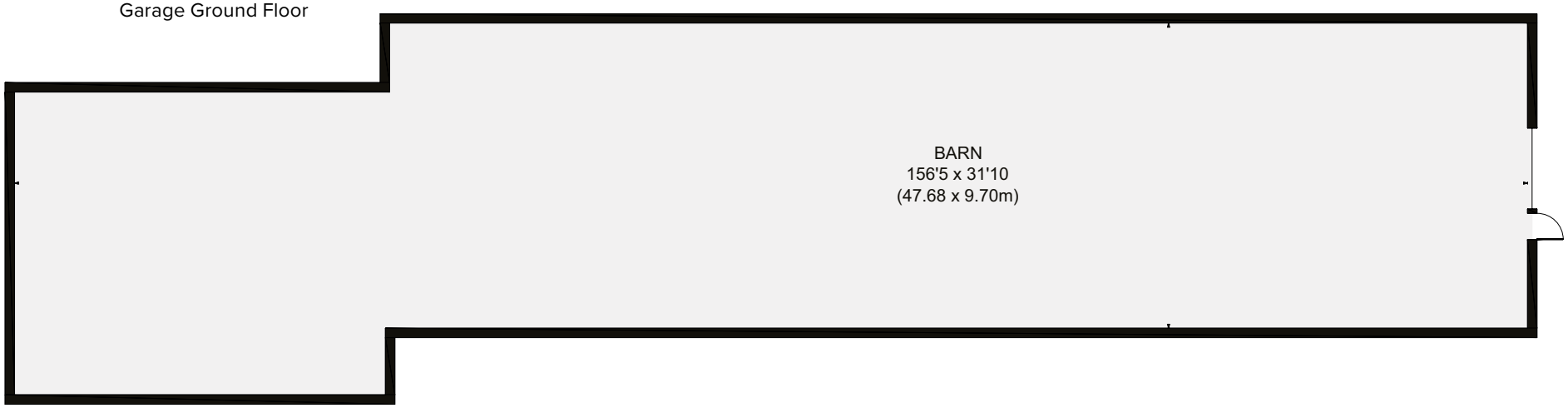
Garage Ground Floor



Garage First Floor







Barn

