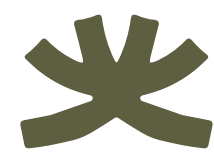




THE **WILDWOOD** ESTATE

TILFORD



### **AN EXCEPTIONAL RESIDENCE**

The Wildwood Estate is an exceptional residential development of five, substantial country homes immersed in a unique, natural setting of 25 acres.





Formerly a specialist nursery, the unspoilt site retains many ancient Rhododendrons and Azaleas displaying spectacular flowers through the spring and summer months, in addition to a wide variety of mature trees.



#### UNIQUE NATURAL SETTING

The ecology of the site is truly special with a rich diversity of wildlife present within retained boundary habitats. Soft landscaping and estate railings will divide more formal gardens with the natural grassland areas connecting the houses with the countryside on their doorstep.

### WARM & LIGHT

aiming to craft an ambiance that is light and bright with a curated palette of rich textures that exude warmth and comfort, while maintaining a neutral canvas.

### HERITAGE MEETS CONTEMPORARY

Design steeped in heritage reflecting the area's long established links with the Arts and Crafts movement. Elevational treatments include original Ironstone features rescued and restored from original buildings on the site.

### A QUIET LUXURY

English countryside interiors through a contemporary perspective. A quiet luxury that blends modern lines, soft colours and traditional construction to create a quiet modernity.

### MAXIMISING SPACE AND FLOW

Through a carefully considered approach to the layouts, we've maximized the feeling of space, creating free-flowing movement through each home.





## THE SITE

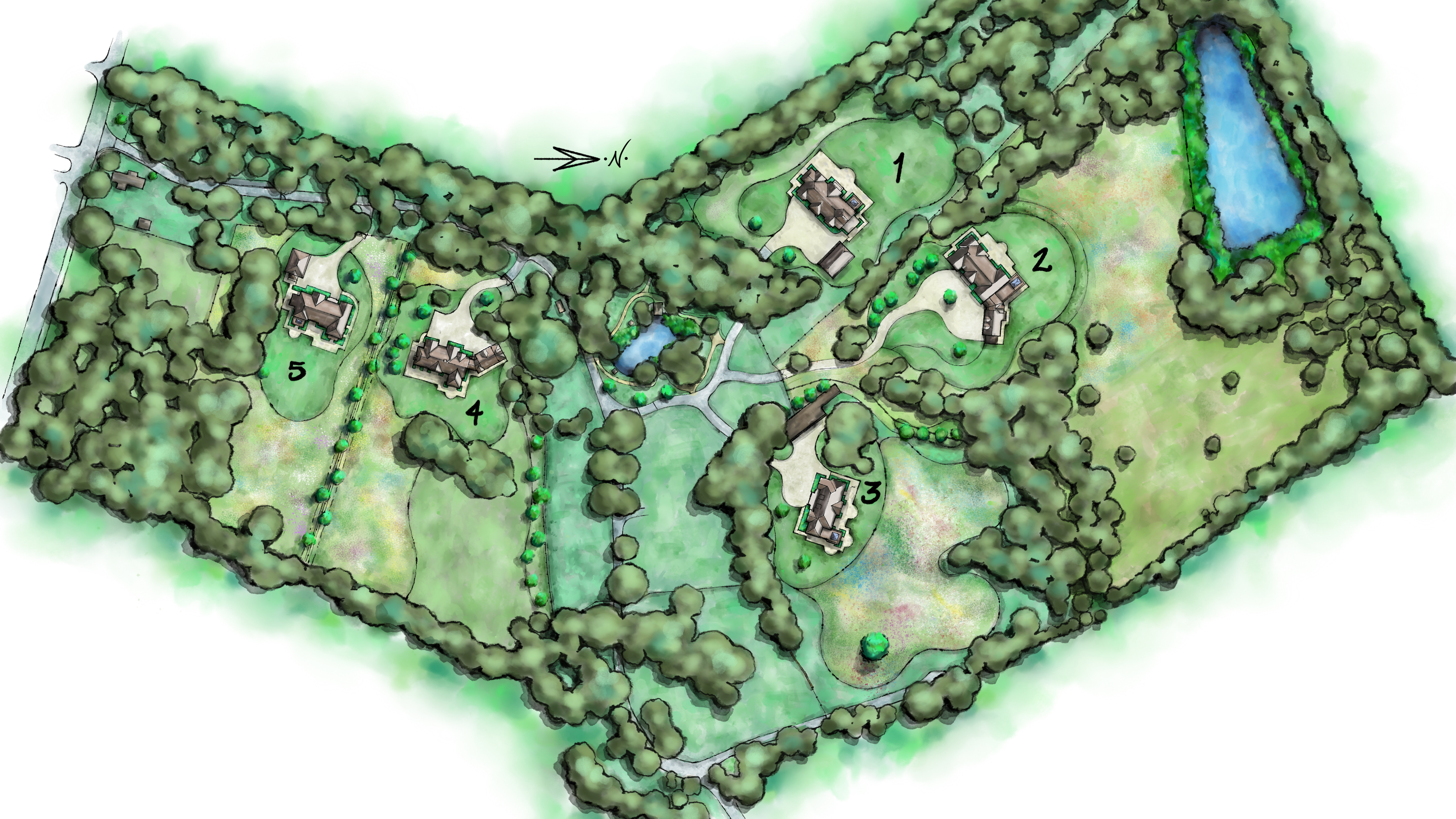
From the grand entrance gates, the estate drive winds gently through established woodland, opening out to the central grassland areas, the focal point of which is an enchanting natural pond bursting with water lilies, wild grasses and irises.

A majestic Monkey Puzzle tree sits at the highest point of the estate with a hilltop panorama taking in the wildlife lake which forms part of plot 2 and the far reaching views beyond.

The five houses sit within plots ranging from three to nine acres, each with its own private, gated entrance. Their position and orientation makes use of the natural barriers created by the surrounding landscape, enhancing privacy between plots.

The mix of existing woodland and grassland provides a unique and sustainable landscape to support the ecological and biodiversity of the estate. Additional planting will be added to enhance visual impact and to provide a natural buffer between the public and private spaces.







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DESIGN \*  
STEEPED IN  
HERITAGE





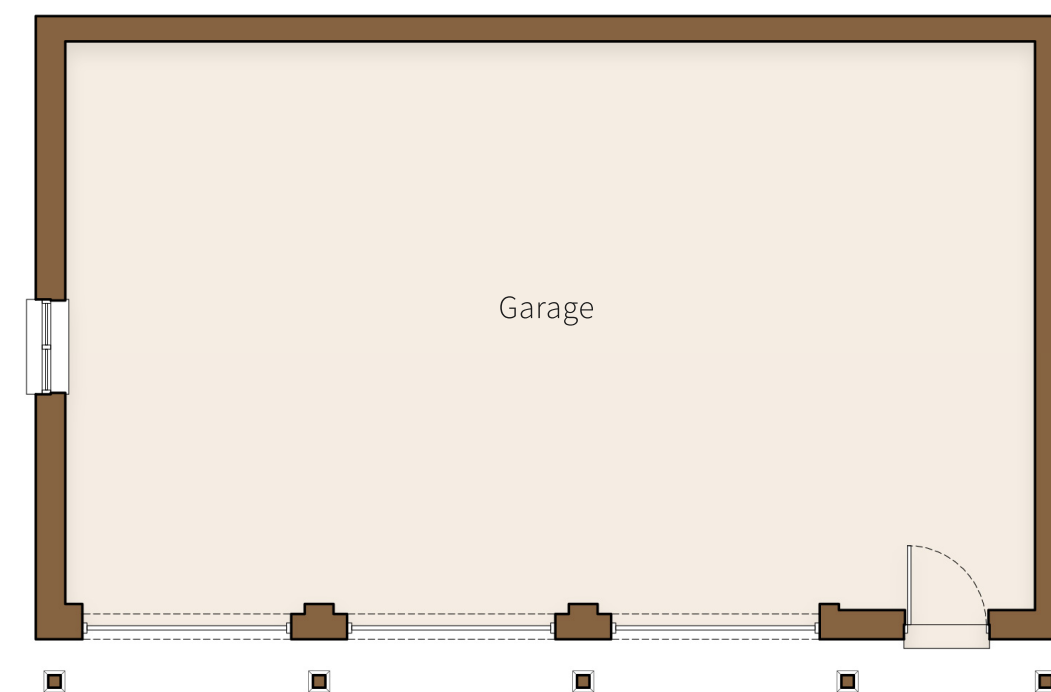
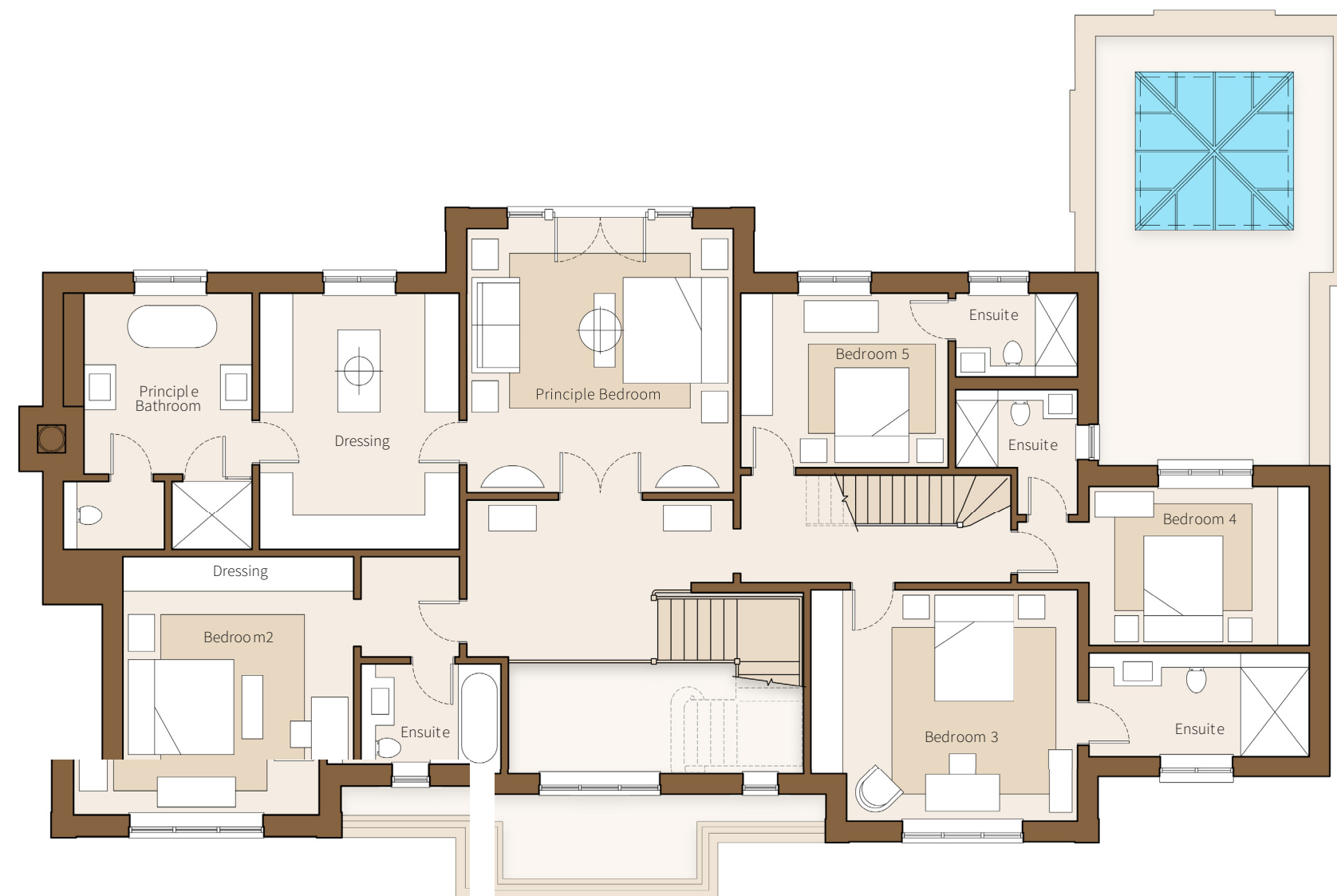
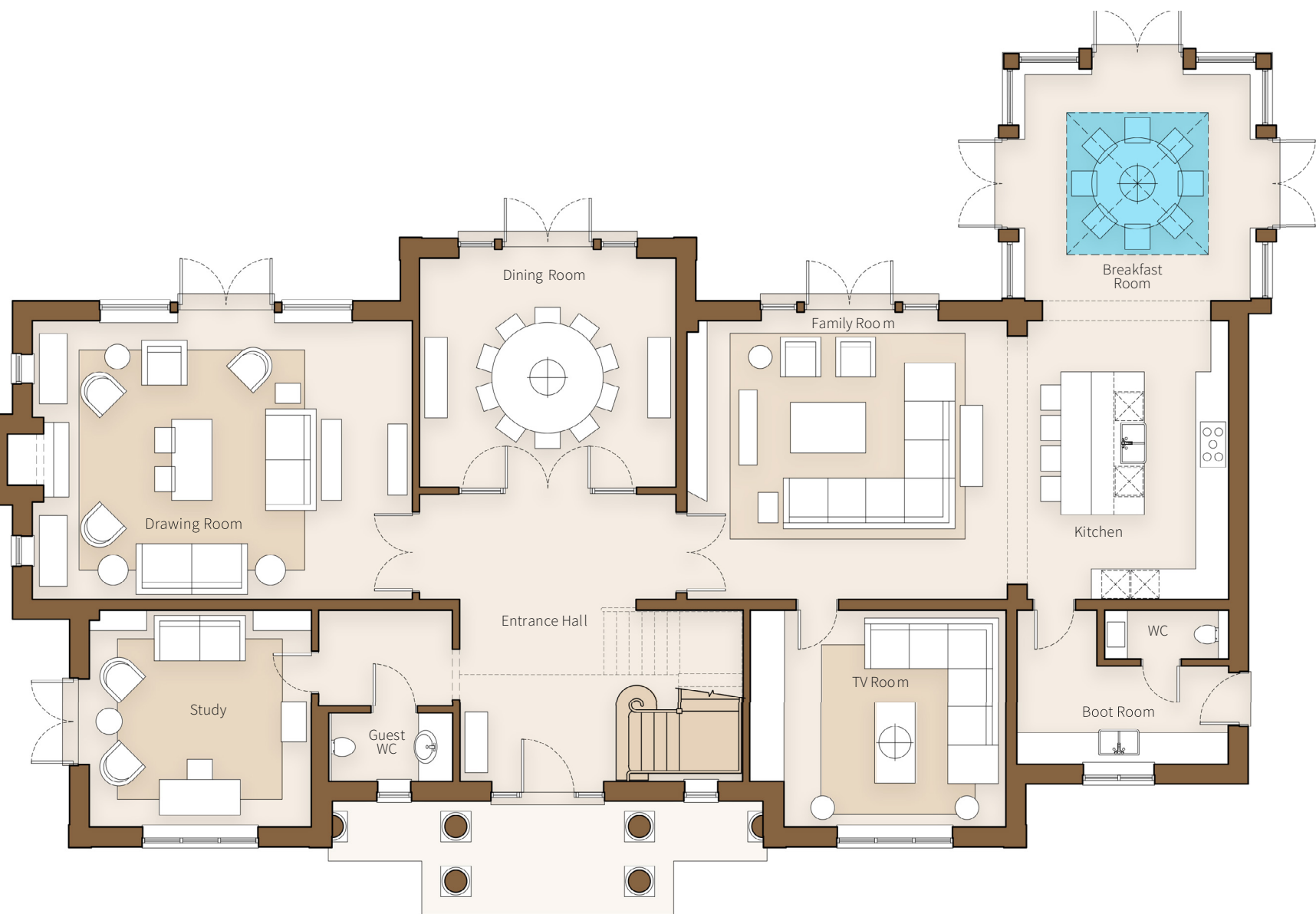
# Plot 1

## Ground

Study	4.33 x 4.68 (+0.78 into bay)
Drawing Room	9.37 x 5.23 (+1.0 into bay)
Dining Room	5.68 x 4.45 (+1.68 into bay)
Kitchen/Breakfast Room	9.48 x 5.35
Family Room	4.33 x 4.08
TV Room	4.33 x 4.56 (+0.78 into bay)

## First

Bed 1	5.68 x 5.20
Bed 1 Dressing Room	4.74 x 5.23 (+1.0 into bay)
Bed 2	4.33 x 4.68
Bed 2 Dressing Room	3.16 x 2.09
Bed 3	4.33 x 4.64
Bed 3 Dressing Room	2.28 x 2.33
Bed 4	5.26 x 3.42
Bed 5	4.33 x 3.92







# Plot 2

Ground	
Study	5.46 x 6.02 (+0.78 into bay)
Drawing Room	9.51 x 5.91
Dining Room	7.99 x 4.78
Family Room	5.46 x 8.44
Kitchen	4.78 x 6.78
Breakfast Room	4.78 x 4.85
TV Room	5.46 x 3.79 (+0.78 into bay)
Garage	9.41 x 6.14

First	
Bed 1	7.99 x 4.86
Bed 1 Dressing Room	5.46 x 2.87
Bed 2	4.66 x 5.91
Bed 3	5.46 x 4.16 (+0.78 into bay)
Bed 4	4.66 x 3.74
Bed 5	5.46 x 3.79 (+0.78 into bay)
Bed 5 Dressing Room	1.97 x 2.04
Bed 6	5.16 x 4.78



# Plot 3

## Ground

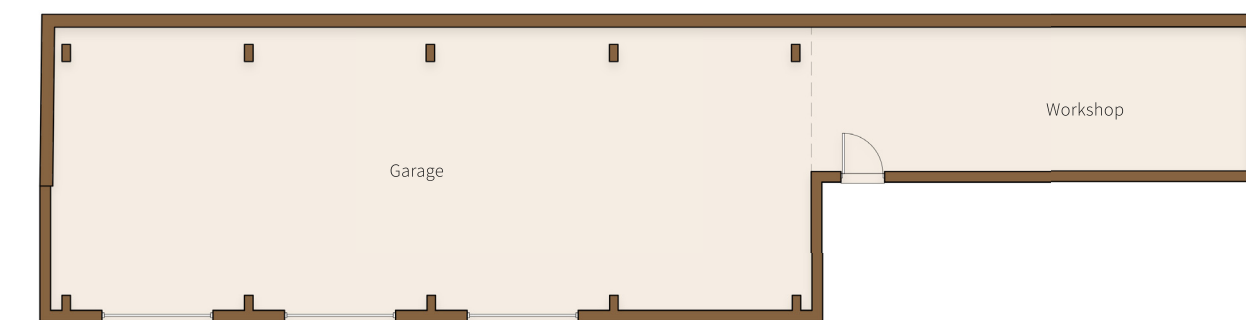
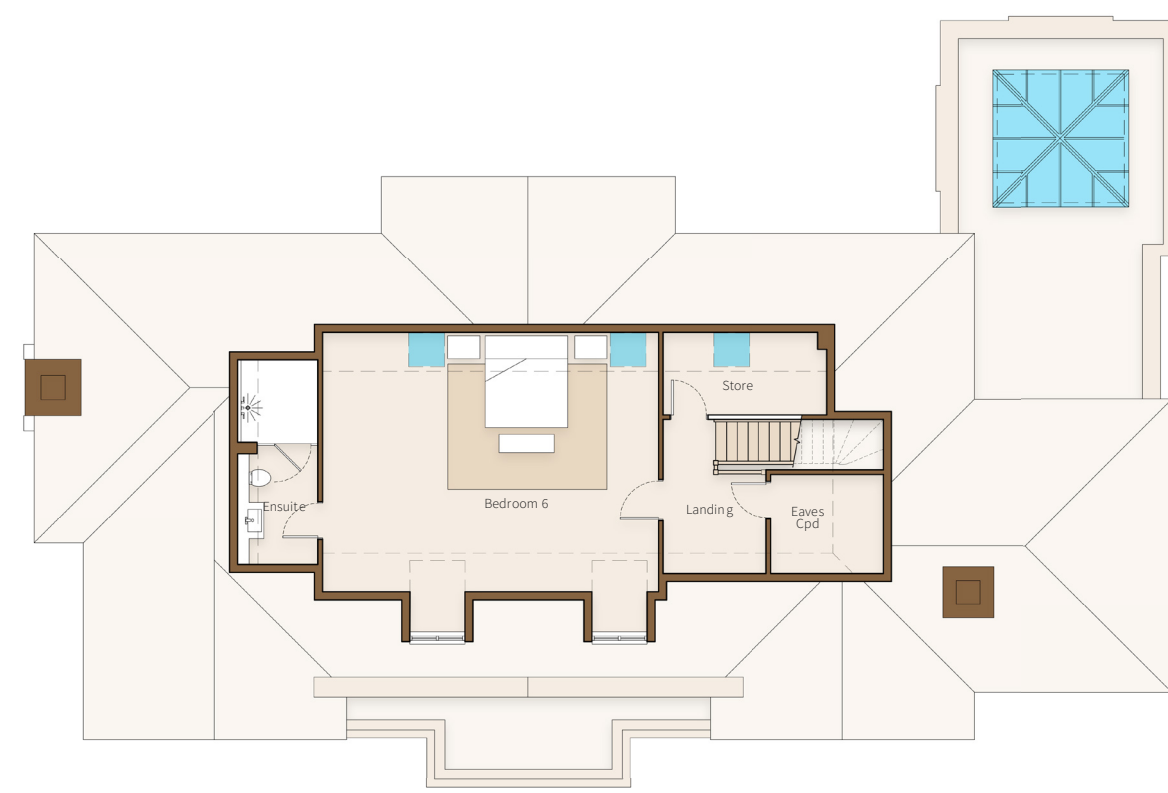
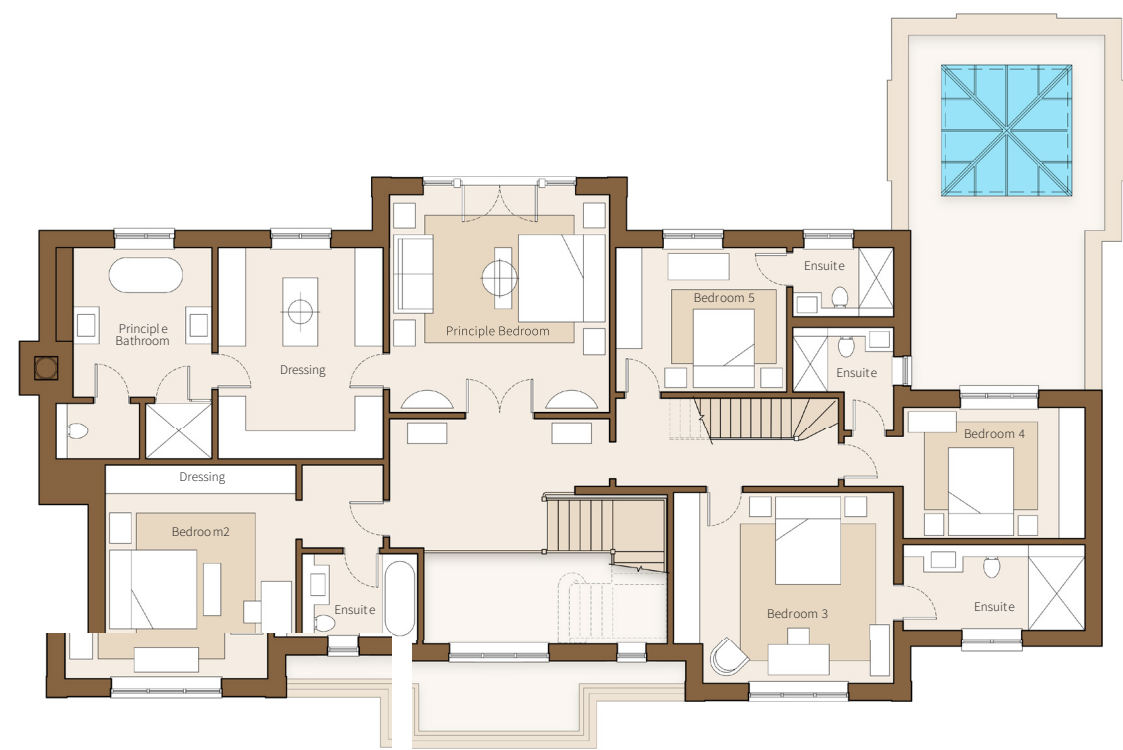
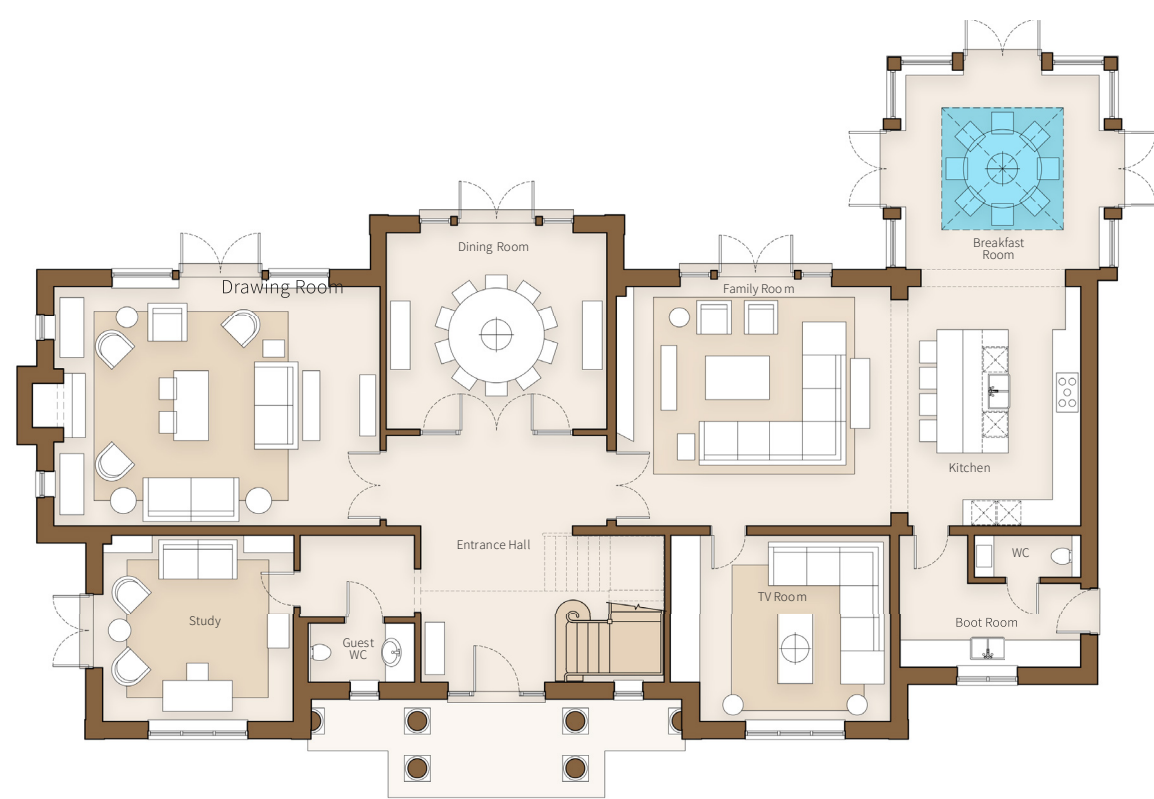
Study	4.33 x 4.23
Drawing Room	7.46 x 5.46
Dining Room	5.01 x 4.48
Family Room	6.06 x 5.46
Kitchen	3.94 x 5.46
Breakfast Room	4.44 x 4.42
TV Room	5.01 x 4.23

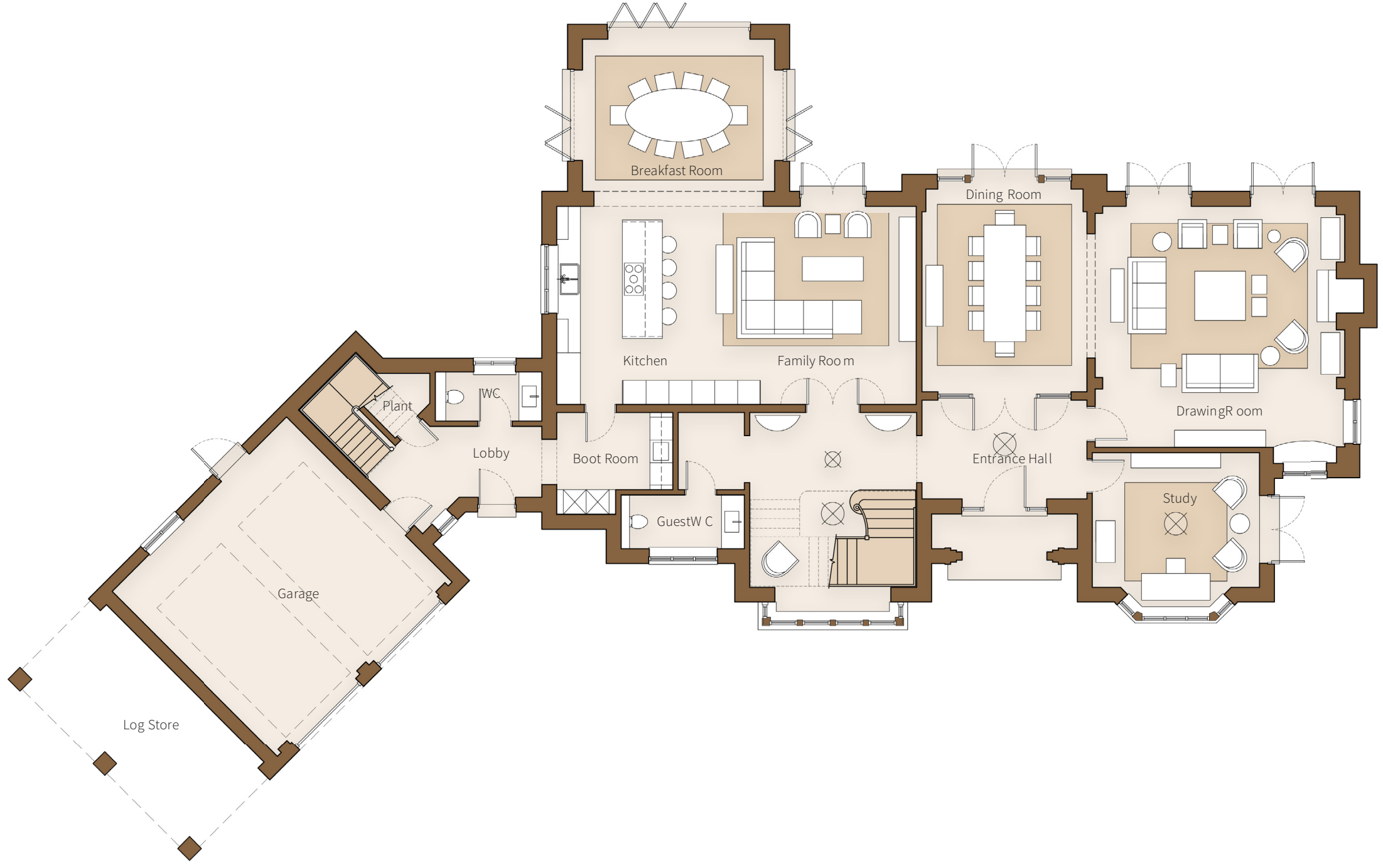
## First

Bed 1	5.01 x 4.95
Bed 1 Dressing Room	3.69 x 4.72
Bed 2	4.33 x 5.04
Bed 2 Dressing Room	1.81 x 2.10
Bed 3	5.00 x 4.31
Bed 4	4.19 x 2.97
Bed 5	3.85 x 3.25

## Second

Bed 6	7.80 x 5.92
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# Plot 4

Ground	
Kitchen/Family	9.39 x 5.15
Breakfast Room	5.01 x 3.94
Dining Room	4.28 x 5.13
Drawing Room	6.58 x 6.27
Study	4.36 x 3.49 (+0.55 into bay)
Garage	6.49 x 6.13

First	
Bed 1	4.28 x 5.57
Bed 1 Dressing Room	3.45 x 5.12
Bed 2	5.01 x 4.19
Bed 2 Dressing Room	2.69 x 1.95
Bed 3	4.87 x 3.76 (+0.9 into bay)
Bed 3 Dressing Room	1.78 x 1.95
Bed 4	4.33 x 4.64 (+0.55 into bay)
Bed 5	5.35 x 4.09





# Plot 5

## Ground

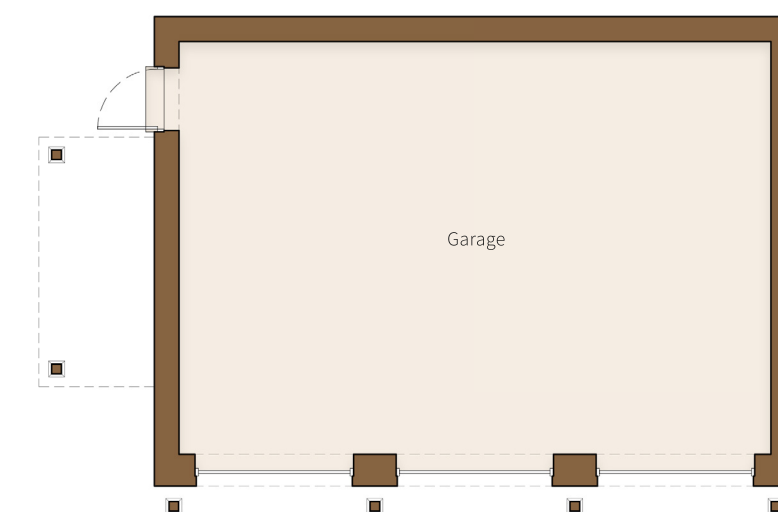
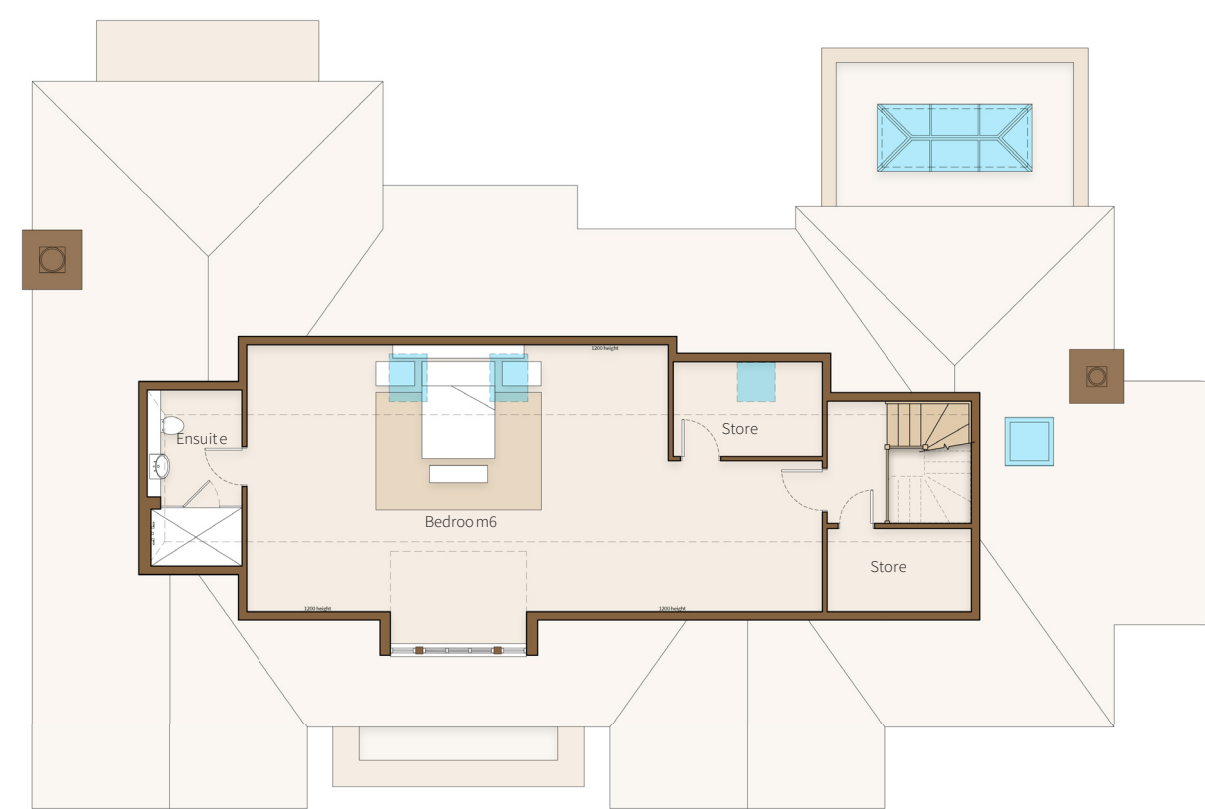
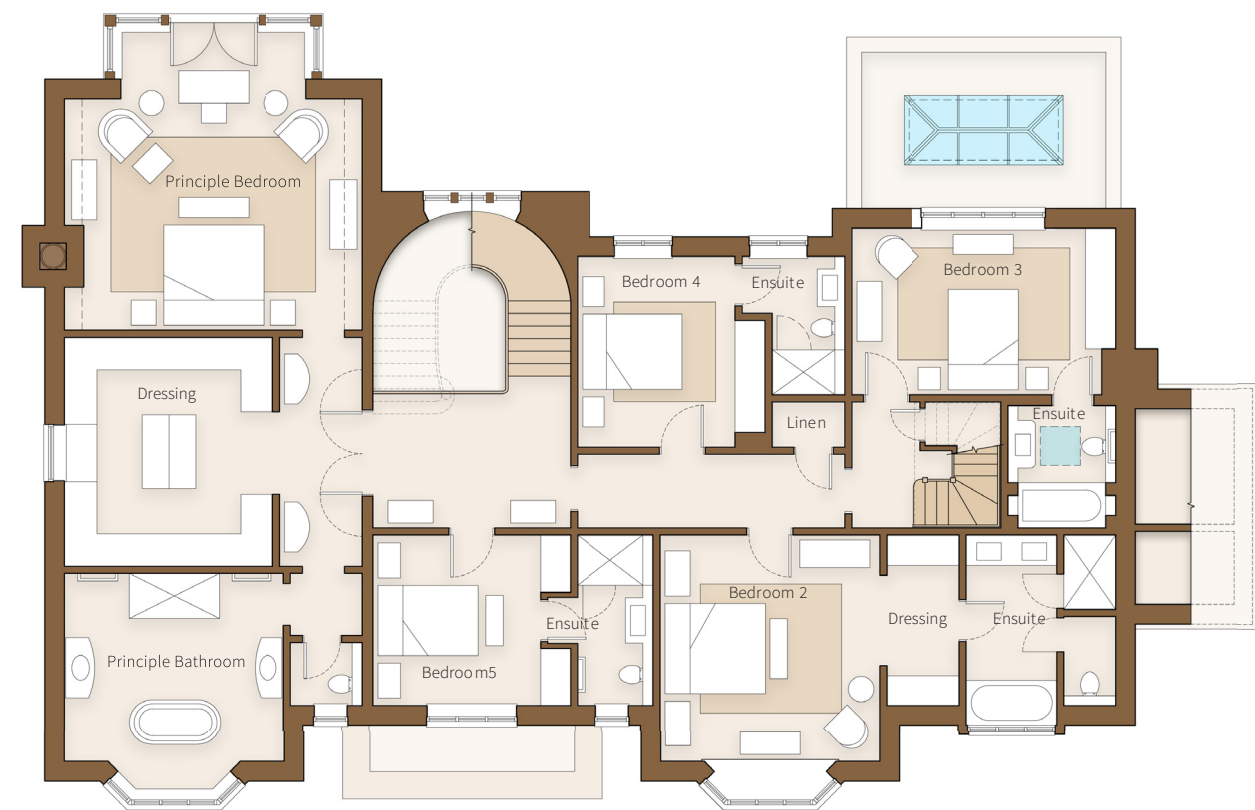
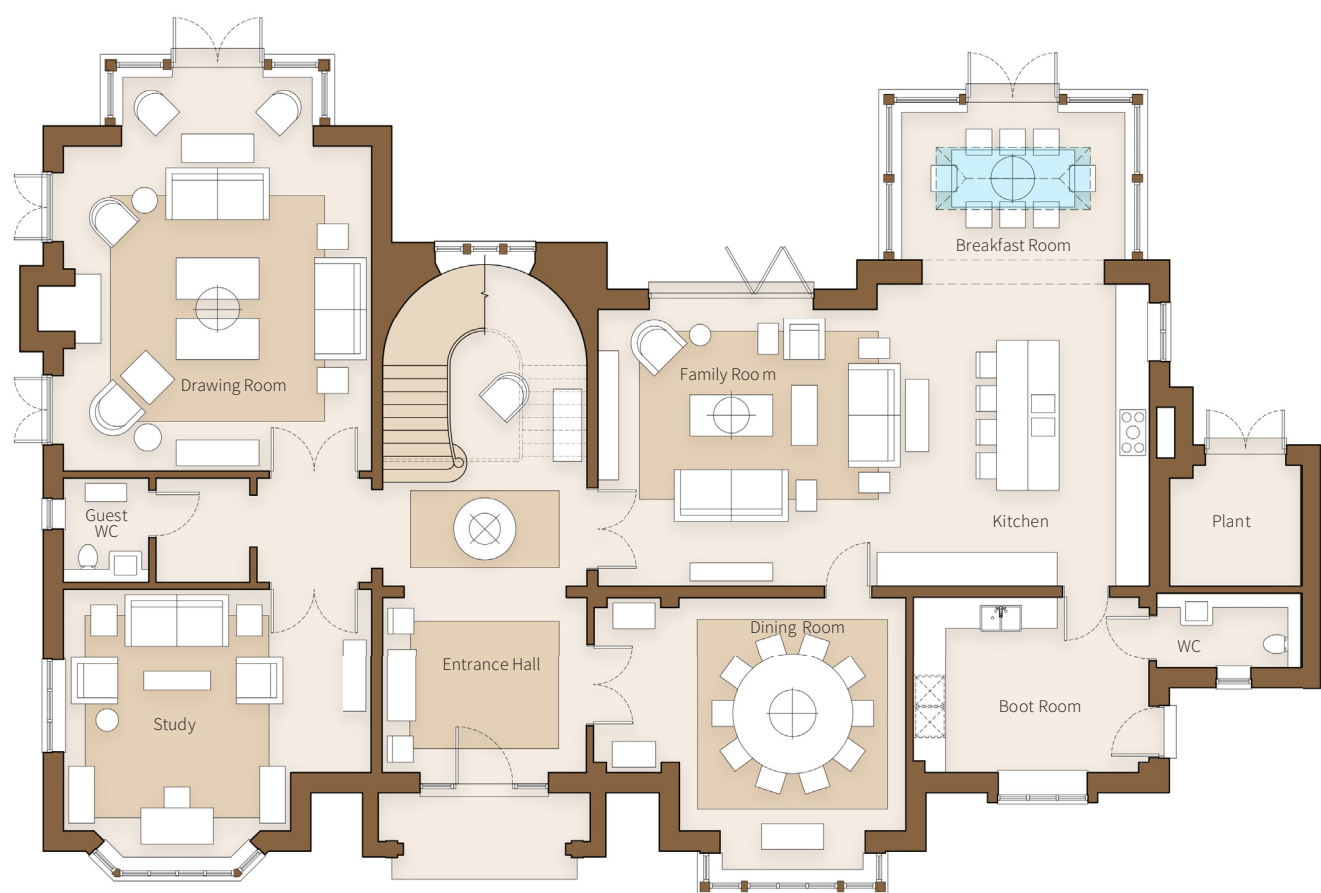
Study	5.91 x 4.63 (+0.55 into bay)
Drawing Room	7.46 x 5.46
Kitchen/Family Room	5.01 x 4.48
Breakfast Room	6.06 x 5.46
Dining Room	3.94 x 5.46

## First

Bed 1	5.91 x 4.62 (+1.35 into bay)
Bed 1 Dressing Room	4.02 x 4.50
Bed 2	4.33 x 4.48
Bed 2 Dressing Room	1.48 x 3.36
Bed 3	5.23 x 3.27
Bed 4	3.70 x 3.75
Bed 5	3.89 x 3.36

## Second

Bed 6	11.78 x 5.44
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# THE WILDWOOD ESTATE

TILFORD

## THE BEST OF BOTH WORLDS

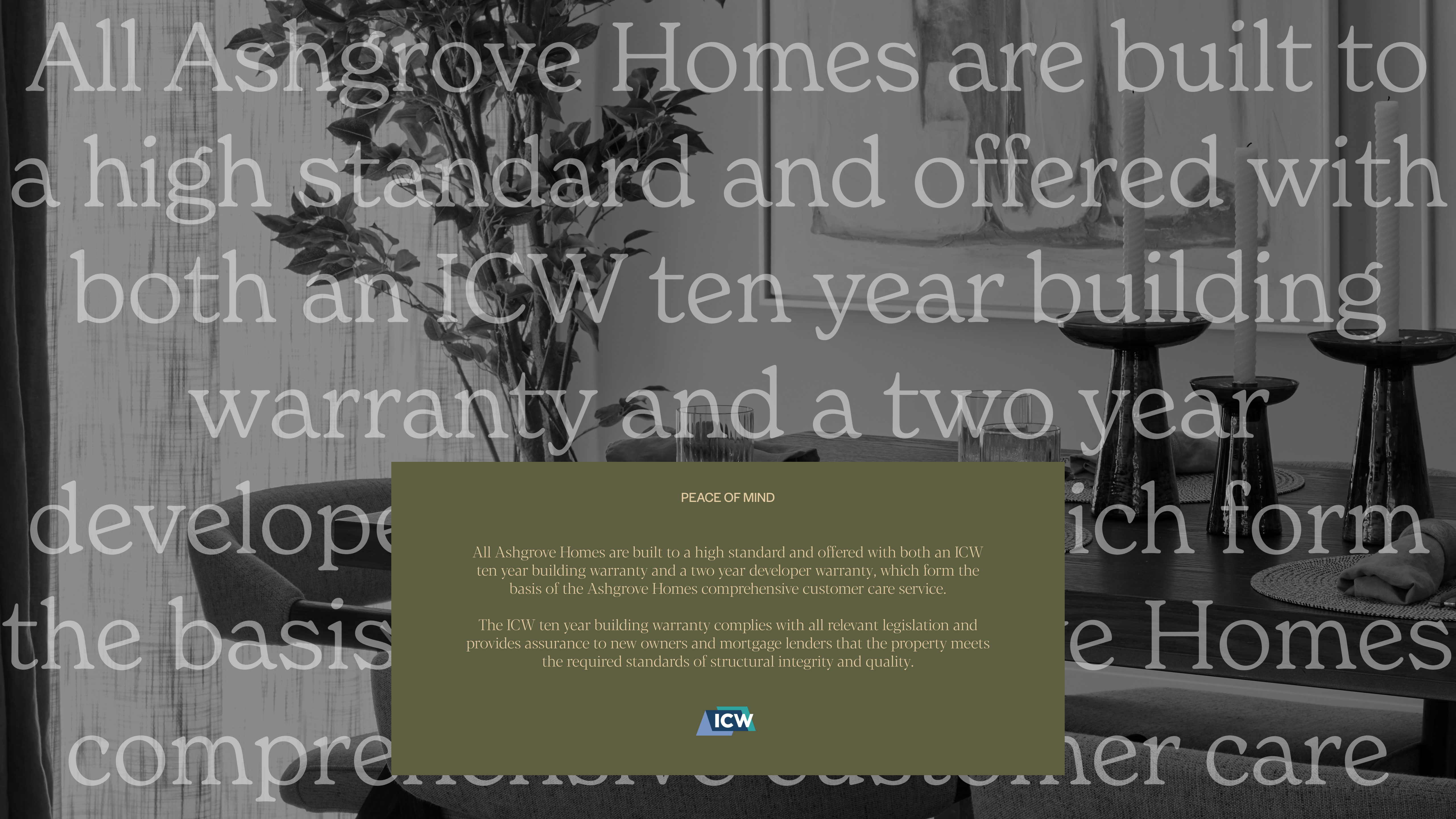
The Wildwood Estate offers buyers the option to purchase certain plots at an early stage of construction and work with Ashgrove Homes to create a unique and bespoke home.

Kitchens, bathrooms and internal finishes can be selected to truly personalize the interior to suit your style and taste with the support of the Ashgrove team and our trusted specialist contractors

On other plots, Ashgrove Homes and our interior design partner, Studio Indigo, have specified the interior materials and finishes for you with a soft, curated colour palette to complement the architectural style and reflect the surrounding environment.

Full details of the specification for each home is available to view [here](#).





All Ashgrove Homes are built to a high standard and offered with both an ICW ten year building warranty and a two year developer warranty, which form the basis of the Ashgrove Homes comprehensive customer care

PEACE OF MIND

All Ashgrove Homes are built to a high standard and offered with both an ICW ten year building warranty and a two year developer warranty, which form the basis of the Ashgrove Homes comprehensive customer care service.

The ICW ten year building warranty complies with all relevant legislation and provides assurance to new owners and mortgage lenders that the property meets the required standards of structural integrity and quality.



## LOCAL AREA

Charleshill is a hamlet located in the southwest heart of Surrey, within the local parish of Tilford, and occupies a commanding, yet private, elevated position. It lies within an Area of Outstanding Natural Beauty (AONB) surrounded by the neighbouring villages of Tilford, Elstead, and Frensham. The closest village of Tilford, under a mile away, boasts two charming pubs, shop and post office plus the picturesque village cricket green.

The nearby Georgian market town of Farnham offers a wide range of shopping and recreational facilities including a new 6-screen cinema, while the historic town of Guildford with its Cathedral offers a further choice of excellent facilities.

The surrounding countryside and National Trust land provide excellent opportunities for walking, riding and cycling.

There are top ranking golf courses at Hindhead Golf Club & Hankley Common Golf Club in Tilford and slightly further afield, horse racing at Goodwood, Sandown Park in Esher and Ascot. Polo is played and watched at Cowdray Park, Midhurst and there are opportunities for sailing at Frensham Great Pond.



The site is well connected to the surrounding areas, conveniently situated in close proximity to local towns such as Farnham, Guildford, and Godalming, as well as offering easy access to the cities of Portsmouth and Winchester.

**SCHOOLS**

There is an exceptional choice of both state and private schools in the area, including the following.

- Barfield, Farnham – Prep school for ages 2-11 (2.8 miles)
- Edgeborough, Farnham – Prep school for ages 2-13 (4.6 miles)
- Frensham Heights, Frensham – Day and boarding school for ages 3-18 (5.8 miles)
- St Catherines, Bramley – Girls day and boarding school for ages 3-18 (12 miles)
- Lord Wandsworth College, Long Sutton – Day and Boarding school for ages 11-18 (12.4 miles)
- RGS (Royal Grammar School), Guildford – Boys day school for ages 3-18 (10.6 miles)
- The Royal School, Haslemere – Day and boarding school for ages 10-18 (10.9 miles)
- Charterhouse, Godalming – Day and boarding school for ages 13-18 (5.5 miles)
- Bedaes, Petersfield – Day and boarding school for ages 3-18 (22.2 miles)

**TRAVEL LINKS**

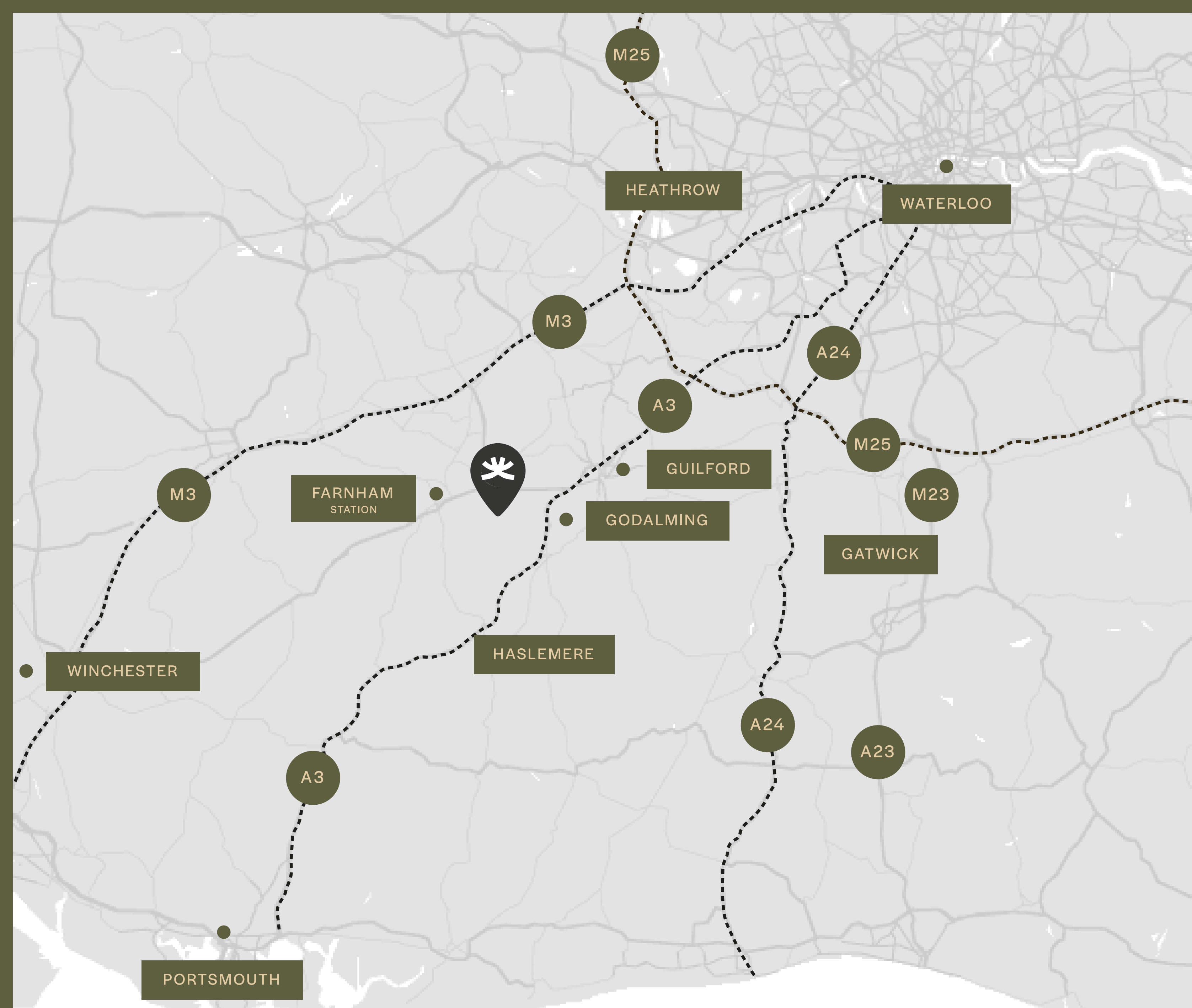
The estate benefits from first class transport links, being conveniently situated close to Farnham, Guildford, and Godalming, as well as offering easy access to the cities of Portsmouth and Winchester.

By car, the Milford junction of the A3 is approximately 3.5 miles, providing excellent access to London and the south coast, connecting with the M25 motorway at Wisley (Junction 10). The A31, A331 and M3 (Junction 4) are all within easy reach, with Heathrow (31 miles) and Gatwick (40 miles) both under an hour by car.

Farnham train station is only 3 miles northeast of the estate and provides regular trains to London (from 53 minutes). Nearby Godalming station also serves the area with frequent services to Portsmouth Harbour (from 52 minutes).

**FIND US**

Charleshill,  
Tilford,  
Surrey,  
GU10 2AT  
What3Words: tweeted.relishing.central







THE **WILDWOOD** ESTATE

TILFORD



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