



TUMBLERS

HINDHEAD • SURREY

Tumblers, Tilford Road, Hindhead, Surrey, GU26 6RD

A rare opportunity to acquire a much-loved Edwardian family home that has been carefully enjoyed for nearly four decades. Combining generous accommodation, exceptional garden and timeless character within a highly desired village setting.

Built in 1906 and cherished by the same family since 1988, Tumblers is a handsome Edwardian residence that perfectly balances period character with comfortable family living. Set back from Tilford Road behind a generous gravel driveway, the property offers almost 2,000 sq ft of well-proportioned accommodation (including a workshop and timber garden studio) and beautifully established gardens extending to approximately 100 feet.

The welcoming entrance hall immediately sets the tone, showcasing original features and graceful proportions. The principal reception rooms include a bay-fronted dining room, a formal sitting room with working open fire and double doors which open onto a delightful garden room overlooking the rear garden, providing bright and versatile living spaces ideal for both family life and entertaining.

The kitchen connects to the conservatory, creating an informal dining area flooded with natural light. The kitchen offers built in storage alongside an integrated oven and hob with space for a slimline dishwasher. A rear lobby connects a walk in pantry to the kitchen and also provides access to a study/utility area in what would previously have been the garage. A cloakroom with useful additional storage completes the ground floor accommodation.

Upstairs the first floor offers four good sized bedrooms with the landing providing access to the loft via a glass skylight. The principal bedroom enjoys a peaceful outlook over the mature gardens, while bedrooms 2 and 4 both have vanity sink units within. The formal family bathroom features a character roll top bath, and there is a separate walk in wet-room style shower off the landing which is fully tiled and benefits from underfloor heating.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk





OUTSIDE AND FURTHER INFORMATION

One of Tumblers' greatest attractions is its established rear garden, extending to approximately 100 feet in length, it has been a passion of the current owner, beautifully landscaped over many years to offer shape, colour and interest throughout the year. The garden offers an extensive lawn, colourful borders, mature trees and flowering shrubs, plus several seating terraces provide ideal spaces for outdoor dining and entertaining. To the side of the main patio is a childrens playhouse whilst tucked away within a hidden garden area accessed via a rose arch at the rear is a substantial timber garden studio only installed last year which offers excellent flexibility as a home office, hobby room or workshop (a dedicated power supply would need to be installed). A separate workshop/tool shed to the side of the house further enhances the property's practicality.

Tenure: Freehold

EPC Rating: C

Council Tax Band: E (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk





LOCATION

Situated in the heart of Hindhead, within walking distance of the local parade of shops and the surrounding National Trust wood/heathland at Highcombe Edge, The Golden Valley, Nutcombe Valley and The Devils Punchbowl.

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the M25, the South Coast, as well as Gatwick, Heathrow and Southampton airports.

Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty.

A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Regarding schooling, Beacon Hill Primary School is within walking distance, with Grayshott Primary and Shottermill alternatives close by. Woolmer Hill and Bohunt provide excellent, highly regarded Secondary School education. There is an exceptional choice of private schools in the area, including The Royal School, St Edmund's, and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.

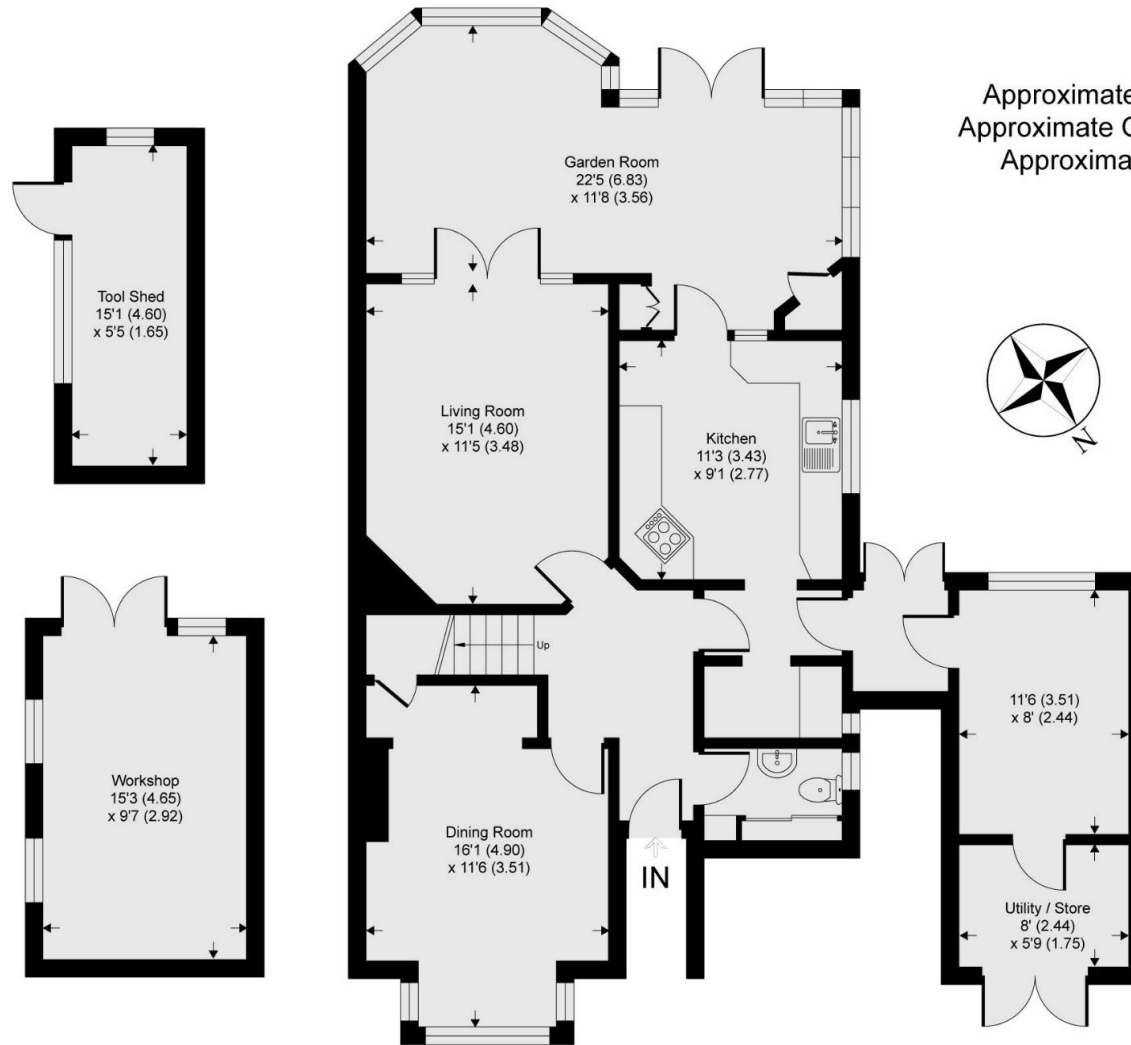
Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle.

Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour.

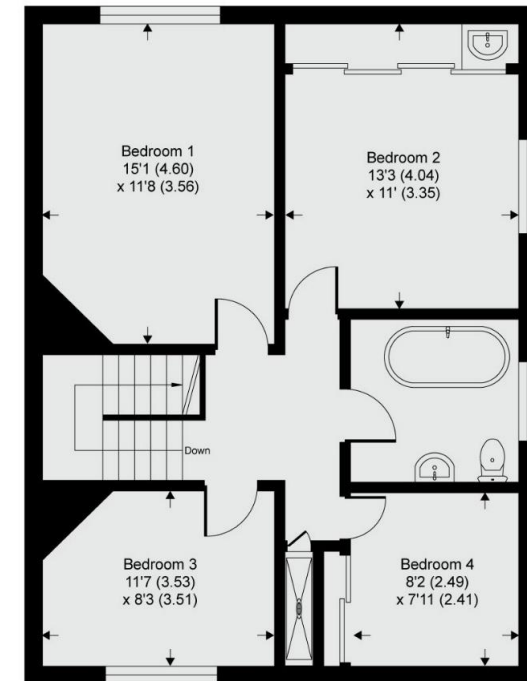


Tilford Road, GU26

Approximate Gross Internal Area = 159.9 sq m / 1722 sq ft
 Approximate Outbuildings Internal Area = 21.1 sq m / 228 sq ft
 Approximate Total Internal Area = 181 sq m / 1950 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours



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Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

www.seymours-estates.co.uk



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