

A Brief History of Tylney Hall

A Mansion House has existed on this site since 1561 although, according to the inscription on Frederick Tylney's tomb, the first Tylney Hall was not built until 1700. On the Estate Map of 1774 it will be seen that the Tylney family owned 'a vast acreage' extending into several neighbouring parishes and as far as Rye farm beyond Odiham. Frederick, the last male Tylney, died in 1725 and the property passed to his niece who was married to Richard Child Viscount Castlemaine, who later became the Earl of Tylney.

By way of marriage, the estate passed into the grasp of William Pole-Long-Wellesley, who was responsible for the demolition of the original Tylney Hall, either for the price of the materials or in order to sell the standing timber on the estate. One explanation is that, by the terms of the Trust, timber could not be felled within sight of the House or while the House was standing therefore he demolished it.

In 1898 Sir Lionel Phillips, purchased the Hall and Estate for 177,000 and this is the house which still stands today. The Smoking Room ceiling was copied from a 16th Century model but the crowning glory was the Great Hall partially panelled in Italian Walnut with a fine stone fireplace and an Italian ceiling brought in sections from the Grimation Palace in Florence.

During the First World War the Hall served as a Hospital and the Park was used as an ASC base for mules. Before the war was over the Hall was brought by Major Hennessy, later Lord Windlesham, and in 1919 both it and much of the original estate was acquired by Major Cayzer, later created Lord Rotherwick. During the Second World War, Lord Rotherwick's interests came together when Tylney Hall became the headquarters for his famous shipping line, the Clan Line Steamers Ltd.

In 1948 the Hall became a school until 1984 when it was closed. It re-opened on 1st October 1985 as a hotel and restaurant after extensive refurbishment.

RHS Partner Garden of the Year

We are delighted to have been named Regional Winner for the South East & Channel Islands in the Royal Horticultural Society (RHS) Partner Garden of the Year Awards 2025. Every corner tells a story, and our team works year-round to keep the landscape thriving. We're proud to ensure the gardens continue to offer visitors beauty, peace and a genuine sense of wellbeing.

Garden Open Days

We are proud to hold Garden Open Days as part of the National Gardens Scheme (NGS). Please visit tylneyhall.com for details of the next garden open day and further information about the event.

Garden Tours

We offer both tutored and self-guided garden tours, allowing guests to explore our beautifully restored 66-acre estate. Tutored tours, for groups of 5 or more, are led by knowledgeable members of the Estates Team, who share insights into the gardens' restoration and horticultural features, whilst self-guided tours allow you to roam as you wish, using this brochure as your guide. To enquire about the pricing and availability of tutored tours, please speak to our Reception Team or call 01256 764881.

Worked up an appetite?

If exploring our beautiful estate leaves you in need of sustenance and a place to rest your feet, please scan the QR code to discover our varied dining options.



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History and Gardens Guide

Tylney Hall



2025

A Brief Garden History



1. Italian Garden

This area of the gardens was laid out by Seldon Wornum at the turn of the 20th century, and was an elaborate, formal garden with many varieties of roses. The original statues and fountains were lost whilst Tylney Hall was a school and two tarmac tennis courts laid over the top. On excavation of the tennis court we found the remains of the original fountain which was used to re-construct the one now in place.



2. Rose Gardens and Azalea Gardens

The Rose Garden was encircled by a Yew hedge, originally a grass crucifix path ran through the middle, centred on a well head with an ornate iron overthrow. The Azalea Garden was set out in a cartwheel style with paths radiating outwards. This area has many fine species of trees and many types of rare orchids. Both areas, although not fully restored to their former glory, form part of our ongoing restoration plan.



3. Boathouse Lake

Originally this lake provided the Hall with its water supply which was pumped across to the Water Towers by the Dutch Garden and Kitchen Garden. In 1986 the lake had completely silted up and was full of dead trees so was dredged, refilled and the boathouse bridge rebuilt in its former style.



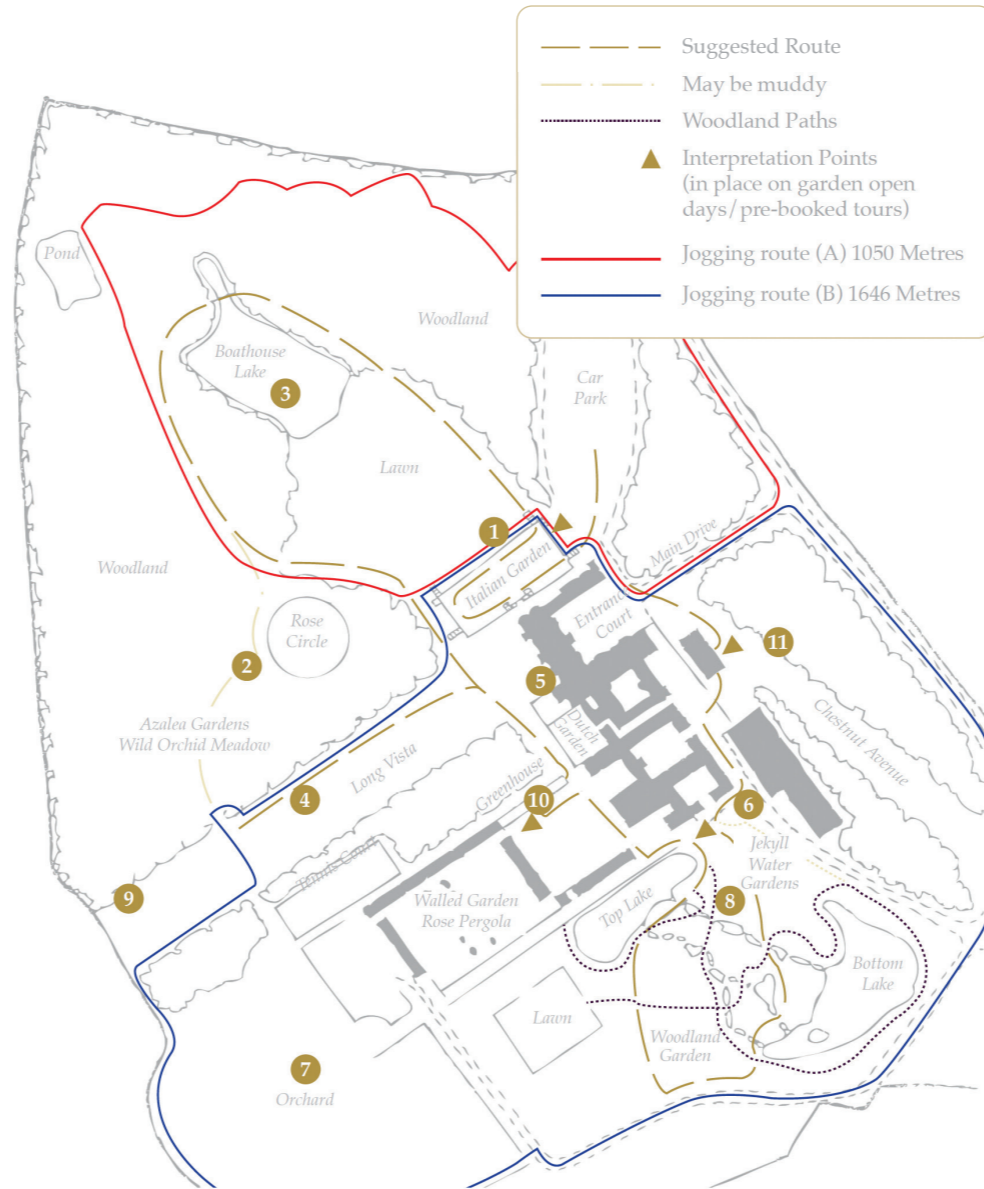
4. Vista and Tea House

The view from the Hall, lined by Giant Redwoods, is one of the longest uninterrupted vistas in Hampshire. Along the vista on the right-hand side you can see the foundations of the Victorian Tea House, once an elaborate building with ornate furnishings and shell-studded cornices.



5. Dutch Gardens and Water Tower

The sunken garden was laid out by Seldon Wornum. Unfortunately the original statues and figurines are lost beneath the outdoor pool which was sunk by Lord Rotherwick in 1935. We now have a mixed planting of shrubs, climbing and herbaceous plants surrounding the outdoor pool. By the side of the garden you can see the Water Tower which still holds the Hall's water supply today.



6. Garden Pavilion and Schultz Arch

The pavilion was used as a vantage point to sit and admire the Water Gardens. The Schultz Arch, at the side of the pavilion is a good example of Victorian Arts and Crafts design and creates a grand entrance to the Gertrude Jekyll Water Gardens.



7. Orchard

The remaining orchard is considerably smaller than in its heyday. However, there are 20 varieties of apple trees in this relatively small area producing dessert and culinary fruit plus a fine display of narcissus.



8. Water Gardens

These were designed by Gertrude Jekyll based on a ground plan sent to her by Weir Schultz and was originally designed around one water course which linked the top to the bottom lake. In 1935 Woods of Taplow were commissioned to add the second water course and redesigned the first water course adding many pools and waterfalls using large quantities of Somerset Lime Stone.



9. Air Raid Shelter and Ha-Ha Wall

At the bottom of the vista, the Ha-Ha Wall marks one of the boundaries of our estate. The Ha-Ha wall was built to give the impression from the main house of a continuous strip of land extending beyond the boundary, a wall was constructed and turf laid over the top. The Air Raid Shelter was added to the back of the wall during the Second World War.



10. Glasshouses and Kitchen Gardens

The glasshouses are listed buildings in their own right. The central section constructed from galvanised steel pre-dates the existing main house (1876). Weir Schultz designed and added the wooden green houses to each end of the central section. The Kitchen Garden is a good example of a Victorian Kitchen Garden and today we have a collection of fruit trees and a herb garden.



11. Chestnut Suite and Original Drive

By standing between the car park and Chestnut Suite one can see the main avenues of Chestnut and Lime trees. This design was based on the Patte d'oie (goose foot) design the gardens of Versailles.

