

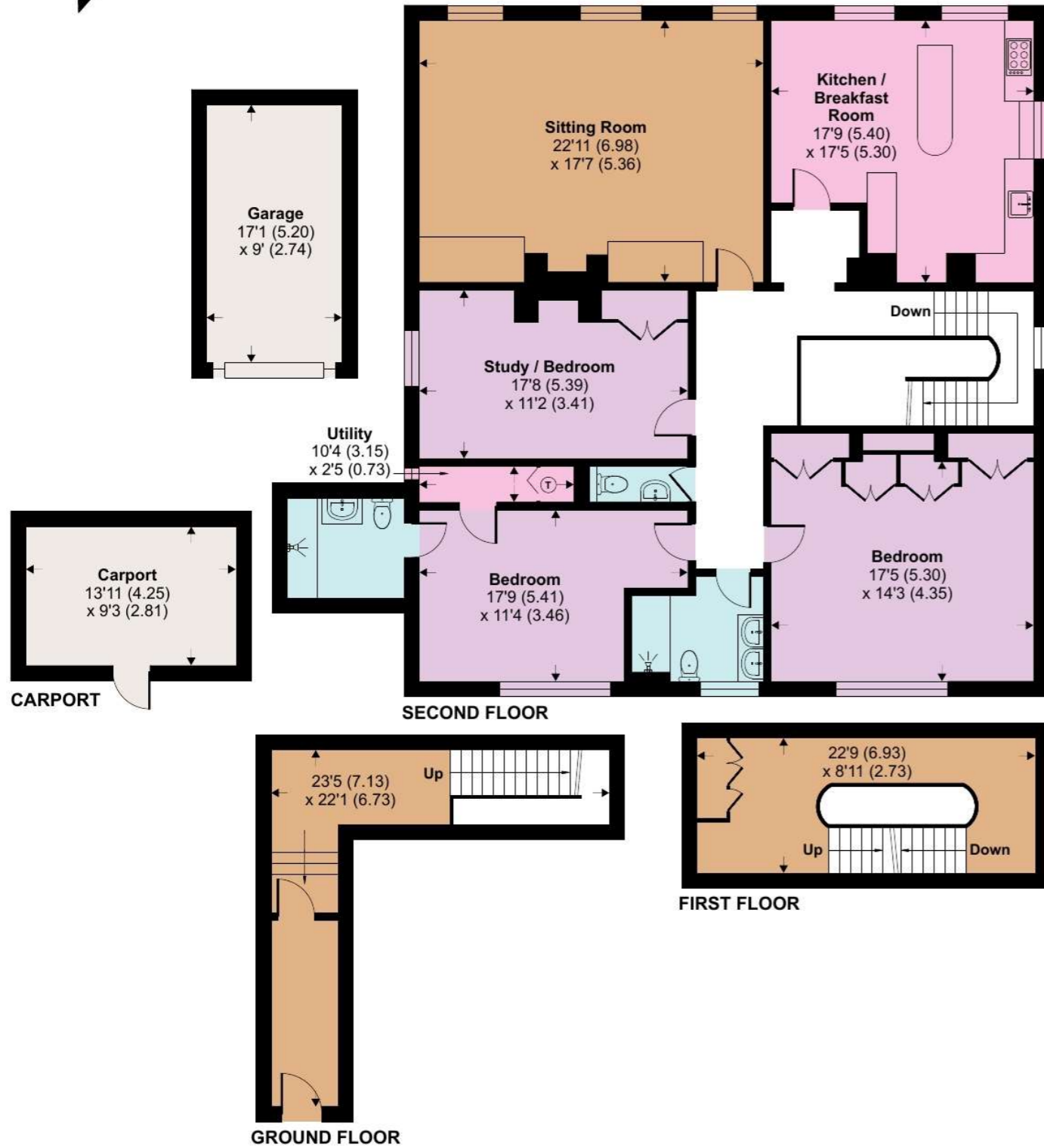
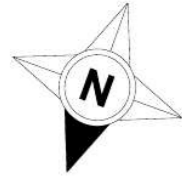
Croft Lane, Crondall, Farnham, GU10

Approximate Area = 2231 sq ft / 207.2 sq m (excludes carport)

Garage = 153 sq ft / 14.2 sq m

Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale



CROFT LANE, CRONDALL, FARNHAM, HAMPSHIRE, GU10

Guide Price £925,000

Grand country house penthouse set in communal grounds of approximately 2.4 acres.

Stunning Georgian property | 2,321 sq. ft. of accommodation | Top floor penthouse | Elegant character features | Use of 2.4 acres communal gardens | Garage and car port | Share of freehold | Quintessential village location



DESCRIPTION

A stunning penthouse apartment covering the whole of the top floor in this splendid Grade II Listed Georgian Manor House.

Middle Court offers some 2,321 sq ft of accommodation with many character features typical of its period and retaining the elegant double main staircase and original entrance and hallway for its sole use.

Upon entering the apartment one is immediately aware of the elegance and grand proportions so typical of houses built at such a time with high ceilings, ornate cornicing, deep architraves and large sash windows.

ACCOMMODATION

The property comprises ground floor entrance hallway, grand staircase, spacious landing, double aspect kitchen/breakfast room with painted Oak units with corian work surfaces, a good range of appliances and central island, large study/bedroom with built in storage, drawing room with marble fireplace with



southerly views over the gardens and fields beyond, a principal bedroom with en suite shower room, further double bedroom with built in wardrobes, family bathroom, cloakroom and utility room.

Share of Freehold, 935 Year Lease Remaining. Current service charge; Please ask agent

GARDEN

Approached via a long private driveway off Croft lane the main house sits well within its stunning grounds which are well tended and maintained of lawns, with mature hedges, shrubs and trees throughout the gardens. This wonderful private setting has some lovely sitting areas and outside space taking full advantage these most attractive park like grounds. There is visitors parking in front of The Court and this apartment has a detached garage in a block of three and an adjacent carport set away from the building to the side in a discrete parking area for the residents. Electric car charging point.

LOCATION

The Court is tucked away, set within beautifully maintained grounds along a quiet country lane and as a consequence provides impeccable privacy and peace. Crondall is a highly regarded quintessential village full of period cottages and houses that has a real sense of community. Within walking distance of the house is the village store, church, primary school and two public houses. Crondall is situated on the Hampshire / Surrey border and has good local facilities.

Nearby Farnham offers a more comprehensive range of shopping and leisure facilities as well as a mainline station to London Waterloo within the hour. The surrounding area boasts many miles of open countryside and farm land ideal for walking and riding and for the commuter there is easy access to the M3 and A3 via the A31, both providing good access to London's airports and the south coast via the national motorway network.

**HART DISTRICT COUNCIL
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DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.