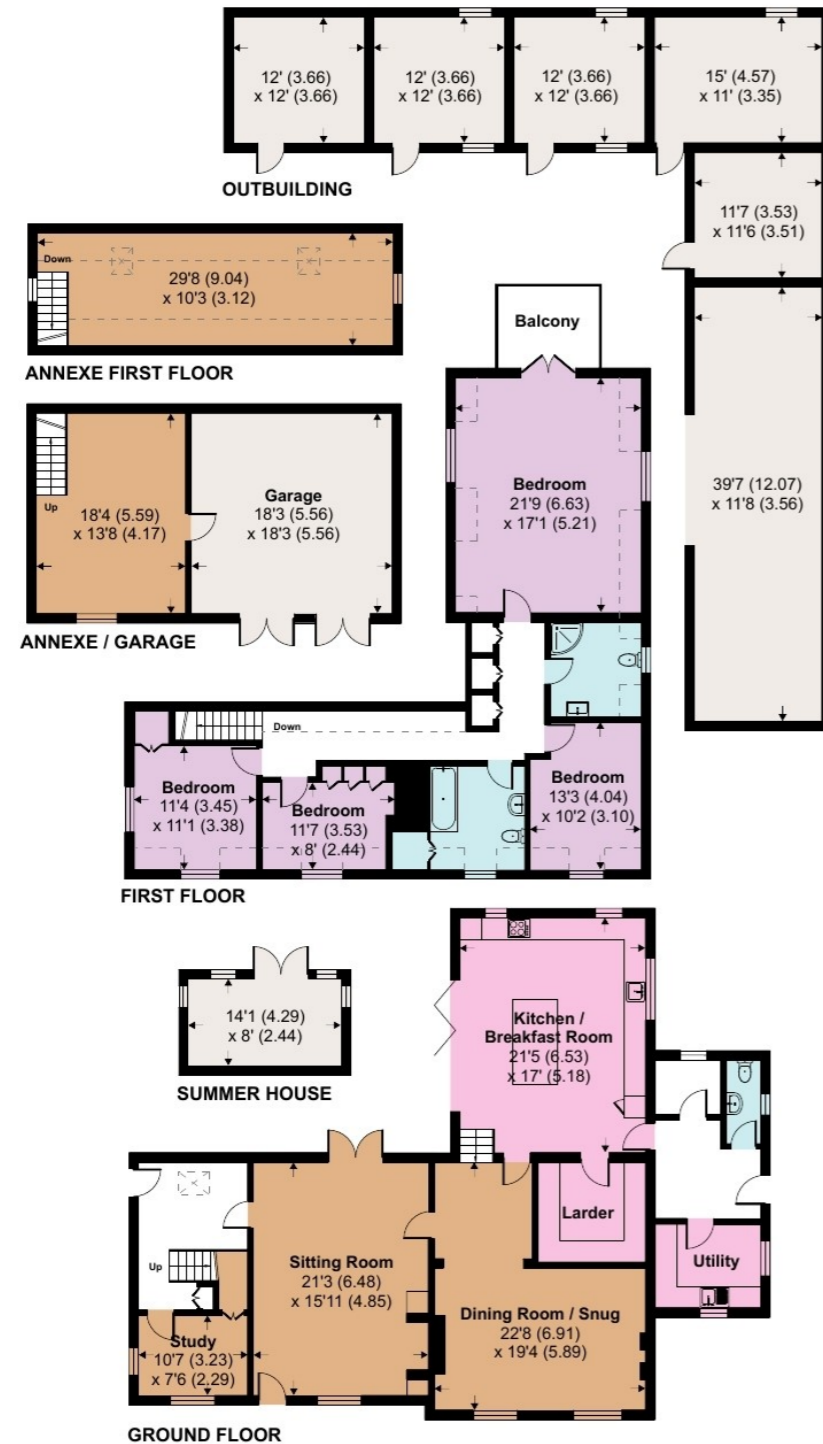


Well Road, Crondall, Farnham, GU10

Approximate Area = 2647 sq ft / 245.9 sq m
 Limited Use Area(s) = 315 sq ft / 29.2 sq m
 Outbuilding and Summer House = 1299 sq ft / 120.6 sq m
 Annexe = 776 sq ft / 72 sq m
 Total = 5037 sq ft / 467.7 sq m

For identification only - Not to scale



WELL ROAD, CRONDALL, FARNHAM, HAMPSHIRE, GU10

OIEO £1,750,000

Charming family home with 4 acres, situated in a lovely setting with far reaching views.

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Winkworth

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Winkworth



ACCOMMODATION

- Triple aspect kitchen/breakfast room
- Three reception rooms
- Principal bedroom suite
- Detached oak barn with double garage
- Annexe/office
- Stables
- Summer house
- Gardens, grounds and paddocks – in all about 4 acres
- Rural location

DESCRIPTION

Travers Cottage is located in a stunning rural setting with far reaching rural views between the villages of Crondall and Well. The regional centres of Farnham, Alton, Guildford and Basingstoke are nearby.

This charming family home which we believe dates back to the 18th Century has been considerably improved and enlarged in more recent years to provide first class and well presented accommodation, whilst retaining its period origins.

Features include a magnificent kitchen/breakfast room, open fireplaces and exposed beams, separate oak barn with double garage, workshop and first floor space for office/gym, stables, and paddocks.

Ground floor comprises large entrance hall with oak flooring that opens onto a triple aspect farmhouse style kitchen/breakfast room with oak flooring and an excellent range of units with wooden worktops and integrated appliances, central island, electric Aga, butler sink, walk-in larder and bi-folding doors to patio area. There is a large dining room/snug with multi-fuel burning stove, sitting room with multi-fuel burning stove and French doors to garden, downstairs study, utility room, boot room and downstairs cloakroom.

Upstairs the principal bedroom has a dressing area, en suite shower room and balcony with commanding views over the garden to farmland beyond. There are three further bedrooms, two having built in wardrobes, and there is a family bathroom.



Outside

A five bar gate opens to a large gravelled drive which provides a generous parking and turning area with an oak framed barn with office, workshop and garaging. The gardens are enclosed by established hedges with mature shrubs and trees (all boundaries are fully stockproof). To the side of the house, there is a brick walled garden, large patio, herb garden and gravelled terrace. At the rear the pretty gardens are partly walled and south facing. Outbuildings include a summer house, greenhouse, chicken house, four stables with tack room and hay store. In all the gardens, paddocks and grounds are approximately 4 acres.

LOCATION

The property occupies a superb rural setting on the outskirts of the pretty village of Crondall, enjoying views of open farmland, with country walks on the doorstep leading to the village centre and The Chequers PH in Well.

Crondall is a picturesque village with an active community. The village offers excellent local facilities including a village store/Post Office, two churches, a choice of public houses, C of E primary school, cricket ground, tennis court, bowling club and a private hospital.

The nearby Georgian town of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and a wide choice of restaurants and supermarkets including Waitrose and Sainsbury's. This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield offering services into London Waterloo all within an hour. By road you can link with the A31, A3 and M3 which provide access to London, the coast and M25. Heathrow, Gatwick and Southampton Airports are also accessible by road, within an hour.

Locally are an excellent selection of schools including Tigglets Montessori and Crondall Pre School, Crondall C of E Primary, Bentley C of E Primary. Also nearby is Robert May's in Odiham, Lord Wandsworth in Long Sutton, Danes Hill in Hook, Edgeborough, Frensham Heights and More House in Frensham.

LOCAL AUTHORITY

Hart District Council

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. Carpets/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	