

# POTTERS HATCH

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WELL ROAD • CRONDALL • HAMPSHIRE







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WELL ROAD • CRONDALL • HAMPSHIRE • GU10 5PW

GRADE II LISTED GEORGIAN VILLAGE HOUSE IN JUST  
UNDER AN ACRE OF SOUTH FACING GARDENS

## Ground Floor

Reception Hall | Drawing Room | Dining Room | Morning Room | Galleried Library | Kitchen  
Utility Room | Two Cloakrooms

## First Floor

Principal Bedroom Suite | Guest Bedroom with En Suite | Three Further Bedrooms  
Family Bathroom

## Outside

Attached Double Garage | Formal Walled Garden With Terrace  
Kitchen Gardens | Tennis Court | 0.9 Of An Acre

## Location

Farnham 4.2 miles | Alton 9.4 miles | M3 6 miles | Guildford 13.9 miles | London 44.5 miles

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### Location

Potters Hatch is located within the much sought-after village of Crondall on the Hampshire/Surrey border. Crondall is known for its charming appearance and active community. The village has good 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, golf club and private hospital.

The Georgian market town of Farnham is approximately two and a half miles away and offers a comprehensive selection of amenities, a Waitrose and Sainsbury's, a selection of branded and independent shops and restaurants, with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The Maltings arts centre offers theatre, film and crafts fairs.

A more comprehensive range of shopping and recreational facilities may be found in the county town of Guildford. Communications are excellent, with both the M3 (Junc.5) and the A31 giving swift access to the national motorway network, as well as Heathrow, Southampton and Gatwick airports. There are mainline train services from Farnham or Fleet to London Waterloo within an hour.

Locally are an excellent selection of schools including Crondall C of E Primary, Bentley C of E Primary, Mayhill Junior and Robert May's in Odiham, Lord Wandsworth in Long Sutton, Barfield School in Farnham and Edgeborough, Frensham Heights and More House in Frensham.

Recreational and sporting opportunities include tennis at the David Lloyd Centre in Farnham. Local golf courses include Farhnam, Crondall, Hankley Common and Hindhead. There is also racing is held at Goodwood and Sandown Park, polo at Cowdray Park in Midhurst and sailing at both Chichester Harbour and nearby Frensham Ponds. For outdoor enthusiasts, this part of Surrey offers excellent walking, cycling and riding opportunities directly accessible from the property and also across nearby countryside including Thursley Common, Hankley Common, Bourne Woods and Alice Holt Forest and Frensham Great and Little Ponds.

### Description

Potters Hatch is a wonderful largely Georgian Grade II listed village house. Throughout is a wealth of typical period features which include a handsome façade, elegantly proportioned rooms, sash windows, fireplaces and a beautiful, private walled garden, all in just 200m from the sought after village centre of Crondall.

The grand central entrance arrives into a welcoming reception hall with an impressive fireplace which pleasingly sets the tone for the rest of the property.

There are a collection of five exceptional reception rooms on







the ground floor, providing a wealth of options for family living that is well presented throughout correctly reflecting the age and style of the building.

Overall the property provides in excess of 5,000 square feet of accommodation which has plenty of natural light flowing throughout, creating a warm and welcoming ambience, ideal for both fabulous informal, day to day living and more formal entertaining.

There is a double aspect dining room, a snug and a morning room. The drawing room is a charming room, with a pretty fireplace and a deep bay window with window seating overlooking the south facing pretty walled gardens.

Further on there is a library that is a later addition to the house which is a magnificent room with a galleried level above.

The kitchen is complimented by an excellent scullery. There is an extensive range of traditional cabinetry and a range oven.

The first floor comprises five bedrooms each being of similar generous proportions and there are two staircases adding to the flexibility of the accommodation. This includes the principal bedroom with en suite bathroom and dressing and a guest bedroom with an en suite bathroom. There is also a family bathroom.

Outside Potters Hatch is approached by a gravel driveway providing generous parking and access to the attached double garage.

To the rear is a very pretty secluded walled garden with a terrace, including covered dining area, all of which enjoys a south facing position. The walled garden has a generous level area of lawn and borders planted with flowering perennials and blossoming trees.

Further on are more formal gardens, framed by elegant yew hedging and also a generous vegetable garden. There is also a tennis court, which has recently be resurfaced.

Overall the grounds measure within an acre.







#### Services

Mains gas, electricity and water. Mains gas central heating. Private drainage.

#### Council Tax

Band H

#### Local Authority

Hart District Council

Grade II listed.

**Potters Hatch,  
Well Road,  
Crondall,  
Farnham**

Gross internal area (approx.)  
Total = 496 sq.m (5334 sq.ft)  
(Excluding void)

For Identification Only. Not To Scale.  
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