



Grade II period village house with equestrian facilities

Dippenhall Street Crondall, Farnham, GU10 5PE

Freehold





2 Reception rooms & kitchen • 3 Bedrooms (1 en suite) & a bathroom • Integral 1 bedroom annexe • Garden • Car port & parking • Equestrian facilities • In about 7 acres

Local information

Crandall 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 a great 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 Crandall Pre School, Crandall 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.

Recreational and sporting opportunities are available at the David Lloyd Centre in Farnham, Tilney Hall and The Four Seasons in Dogmersfield.

For outdoor enthusiasts, this part of Hampshire offers excellent walking, cycling and riding opportunities directly accessible from the property.



About this property

Townsend House is an attractive early late Georgian semi-detached property with white rendered and white timber façade in a picturesque village.

The characterful entrance arrives into a welcoming central reception hall. The handsome sitting room retains period features which include elegant high ceilings, cornicing, a ceiling rose an attractive fireplace and dual aspect tall sash windows. The dining room provides a link to a kitchen fitted with traditionally styled cabinetry and an AGA with an adjoining utility/laundry and Guest WC. On the other side of the kitchen there is a walk in pantry, a boot room area and access out to the garden as well as in to the annexe (which also has its own independent access).

Upstairs the principal bedroom enjoys a view out towards the farmed fields that surround the village, as well as out to the garden and also has an en suite shower room. There are two further bedrooms with access to a family bathroom.

The independent annexe comprises a fitted kitchen, sitting room, a double bedroom and shower room. Attached to the property also there is a work shop and store room.

Outside, the front of the property is enclosed by a wall and has a pretty brick laid path to the front door.

A track to the right side of the property leads to a gated parking area which provides parking for several cars and there is also a 3

bay car port. The parking area also gives access to the stables and onward to the paddocks.

The garden is largely level, with an area of natural woodland.

The equestrian facilities include a stable yard, three pony stalls a larger stall and tack room/hay store. There is a school measuring approximately 20x40 metres and three large paddocks extending to around 7 acres.

Services: All mains services. Gas fired central heating.

Agents note: Please note a small section of the property is held under a flying freehold.

Tenure

Freehold

Local Authority

Hart District Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 218.8 sq m / 2355 sq ft (including the annexe)

Outbuildings 164.8 sq m / 1772 sq ft

Total 383.6 sq m / 4127 sq ft

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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