



Pilgrims Way, 40 Crondall Lane, Farnham, Surrey. GU9 7DQ.
Guide Price £2,250,000



Description

Pilgrims Way – An Arts & Crafts family home with historic charm and beautifully remodelled, Pilgrims Way is one of Farnham’s most striking family residences. Believed to date back over 300 years, the original building began life as a farmhouse with an adjoining kiln. In 1929, celebrated local architect Harold Falkner (1875–1963) reimagined the property, creating an imposing Arts & Crafts style home of distinction. Today it offers the perfect balance of character and modern family living, set in approximately 1.4 acres of glorious south-facing grounds.

Accommodation - The home opens with a grand reception hall, creating an immediate sense of arrival. From here, doors lead to all principal reception rooms, each filled with natural light and timeless character. The dining room, with its charming bay and stone casement windows, features a delightful window seat – perfect for enjoying views of the gardens. A stunning drawing room and spacious family room provide elegant yet comfortable spaces for entertaining and everyday living. The kitchen/breakfast room is the true heart of the home, combining period charm with modern convenience. Finished with granite worktops, matching central island, and tiled flooring, it is equipped with a range-style oven and ample space for multiple appliances.

First & Second Floors - Two generous landings give access to seven bedrooms across the first and second floors. The principal bedroom suite boasts a dressing room and en suite shower room, with commanding far-reaching views over Farnham. Two further bath/shower rooms serve the remaining bedrooms, offering flexibility for family living or guests.

Grounds & Setting - Approached via automated gates and a sweeping private driveway, Pilgrims Way is set within approximately 1.4 acres of mature grounds. The landscaped gardens feature climbing wisteria and clematis, established hedges, and fine specimen trees – creating both privacy and beauty throughout the seasons. A double garage and timber outbuilding complement the main house, while the south-facing aspect ensures wonderful natural light and uninterrupted views across Farnham.

Location - Despite its sense of seclusion, Pilgrims Way is just 0.5 miles from Farnham town centre, with its excellent range of shops, restaurants, schools, and mainline station to London Waterloo. This rare home perfectly combines architectural heritage, Arts & Crafts beauty, and modern family practicality – a true Farnham gem.

Agent's Notes - Private drainage. Covenant on the grounds for no more dwellings to be built - The owners of 38 Crondall Lane are the beneficiaries of the covenant. There is a right of way in favour of the 2 properties to the rear to walk down the driveway if so required and the same applies for the owners of Pilgrims Way to walk up their driveway to access the fields and beyond to the rear.

Directions

SAT NAV - GU9 7DQ

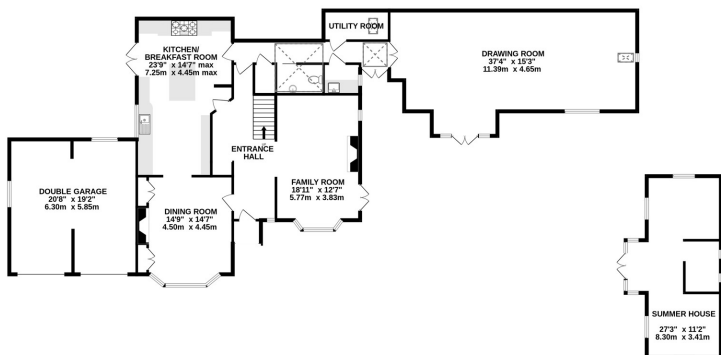
Local Authority

Waverley

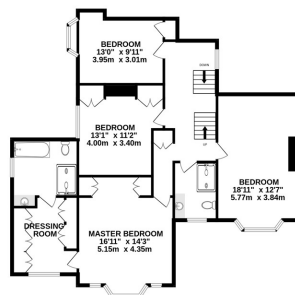
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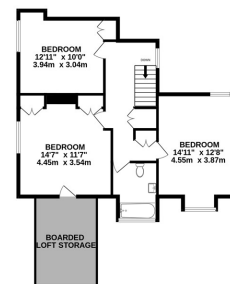
GROUND FLOOR
2466 sq.ft. (229.1 sq.m.) approx.



1ST FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



2ND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 4445 sq.ft. (413.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	70
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

