

The Granary Cottage, Crondall, Hampshire.





# The Granary Cottage, Itchel Lane, Crondall, GU10 5PT

## The Property

This beautiful four-bedroom, period detached cottage dating back some 350 years, set in an idyllic setting, with countryside views and a wealth of character, has been sympathetically updated by the current owners, whilst retaining many original features such as exposed beams and timbers, fireplace, oak flooring and offers flexible family living accommodation.

## Ground Floor

Coming in through the front door there is a hallway leading to a utility room and separate cloakroom. The well-appointed fitted kitchen/ dining room with integrated appliances, feature log burning fire place has doors out to a patio area overlooking the pretty rear garden.

There is a cosy family room and study. In addition, there is a further, generous triple aspect reception room with large door out to the rear garden, which can be used as a bedroom/guest suite as there is an adjoining shower room.

## First Floor

On the first floor the charming spacious split level en-suite master bedroom with vaulted ceiling, exposed beams and built in wardrobes has lovely countryside views. There are a further two bedrooms all with fitted wardrobes both with lovely views and a family bathroom suite with heated towel rail and linen cupboard.

The elegant sitting room is truly impressive with its wealth of character, vaulted ceiling, exposed beams and timbers and staircase leading up to a Minstrel gallery with fitted bookcase/shelves making it an ideal study area. There are doors leading out onto a decked terrace area with spectacular views of the garden and beyond.

## Outside

The Granary Cottage sits centrally within approximately 0.27 of an acre, enjoying far reaching views over the countryside and is approached over a private gravel driveway with parking for several cars. The well-maintained, private country garden wraps around the property and is mainly laid to lawn, with mature flower/ shrub beds and trees.

There is a patio area overlooking the garden, ideal for entertaining and al fresco dining along with a

brick workshop, with power and light, which would make an ideal home office.

## Location

Crondall village is situated within 1 mile offering local facilities including a village store/post office, doctors surgery, church, choice of public houses, a well-regarded primary school, cricket ground, tennis courts and a golf course.

The Georgian town of Farnham has a superb balance of branded and independent shops, supermarkets and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. There is a leisure centre within the town centre and also the creative Farnham Maltings Centre which offers theatre, film and craft fairs.

Farnham station has direct trains to London Waterloo (from 53 minutes) and Guildford (from 25 minutes). The A31, A331 and M3 (J.4) all provide swift access to the A3, M25 and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are a number of good schools in the area including South Farnham School, Weydon School, St. Polycarps, Edgeborough, Frensham Heights and More House School.



































The sitting room with minstrel gallery and vaulted ceiling.







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NOTE - This plan is for illustrative purposes only, it is not to scale and does not form any part of a contract or warranty whatsoever.







































## A Rural Location

For those families interested in living in the countryside The Granary Cottage will be of particular interest.

The property is positioned on a rural lane in the quiet Hampshire village of Crondall, surrounded by rolling countryside.

To the rear of the property there is an extensive terrace perfect for entertaining and alfresco dining, with sweeping lawn area.





# Places of interest

Located in an area renowned for its expanses of Hampshire countryside and providing excellent opportunities for walking, riding and cycling, the countryside around The Granary Cottage provides a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby at King John's Castle and the Basingstoke Canal which are about 5 miles away and provide wonderful opportunities to explore countryside steeped in history.



King John's Castle, North Warnborough



Farnham



Odiham Village



The Basingstoke Canal, North Warnborough



South Warnborough

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## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU10 5PT. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

LPG gas central heating, Mains mains water and electricity,  
private drainage.  
EPC - F (34)

### Local Authority

Hart District Council

Band E



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