



1 Bushlease Cottage Redlands Lane, Near Crondall, Farnham

1 Bushylease Cottage

Redlands Lane, Ewshot,
Farnham GU10 5AR

A charming attached period cottage with rural views with just under 3 acres on the outskirts of the popular village of Crondall

Farnham town centre 3.3 miles and main line station 3.8 miles, (London/Waterloo from 53 minutes) Fleet 4.2 miles (London/Waterloo from 44 minutes), Odiham 5 miles

Entrance hall | Sitting room | Study/Dining room | Conservatory | Kitchen/breakfast room
Cloakroom | Main bedroom | En suite shower room | Two further double bedrooms | Family bathroom | Landscaped garden with terrace Pond | Greenhouse | Timber garden shed Orchard | Paddocks | Generous parking | Double garage with guest annexe above | En suite shower room | EPC rating D

The Property

1 Bushylease Cottage is a beautifully presented circa 200 year old cottage in a tranquil garden setting enjoying views of paddocks and fields beyond. The property has been updated by the current owners and offers spacious living accommodation with a useful detached annexe. In particular the refitted kitchen breakfast room at the heart of the house is a real feature. The bespoke conservatory links directly from the kitchen and opens onto the brick paved terrace. The beamed sitting room with log burner is cosy and full of period charm. Three good sized bedrooms and family bathroom complete the main accommodation.

Outside

The property is approached via a five bar gate with a very generous gravelled courtyard at the front providing parking for numerous cars. The detached separate twin garage building with up and over doors provides useful storage and space for a vehicle.



One garage is currently subdivided into 2 loose boxes which could be more permanently converted for equestrian use or fully utilised as a second garage. Above the garage is a spacious annexe with potential for use for guests or for use as a studio or office. The house is set back from the country lane in beautifully landscaped gardens with brick herringbone terrace across the rear, with small pond and well-stocked borders. The front of the property features a mature oak, weeping willow and well-tended flower beds and a large flat area of lawn. The paddock and orchard to the side, and the larger field at the rear are enclosed by post and rail fencing. The rear garden nearest the house is bordered by mature hedges, trees and fencing. The large paddock to the rear has a large wooden horse shelter and direct access to water.

Location

1 Bushylease Cottage enjoys a quiet rural location with stunning countryside views on the edge of the desirable village of Crondall on the Surrey/Hampshire border. This quintessential English village has excellent facilities including the highly-regarded school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course. The historic market towns of Farnham and Odiham offer a more extensive range of shopping, recreational and educational facilities. There are many excellent state and private schools within the area. This is an ideal location for commuters with excellent mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25.

In just under 3 acres

Directions

From Farnham proceed along West Street and follow the road for approximately ½ mile. Take the right hand turn into Crondall Lane and continue for approximately 3 miles. On entering the village continue forward and at the intersection turn right into Pankridge Street. Drive for a short distance, turning right into Redlands Lane. Follow the lane to the top of the hill and the entrance to 1 Bushylease Cottage can be found on the left hand side.





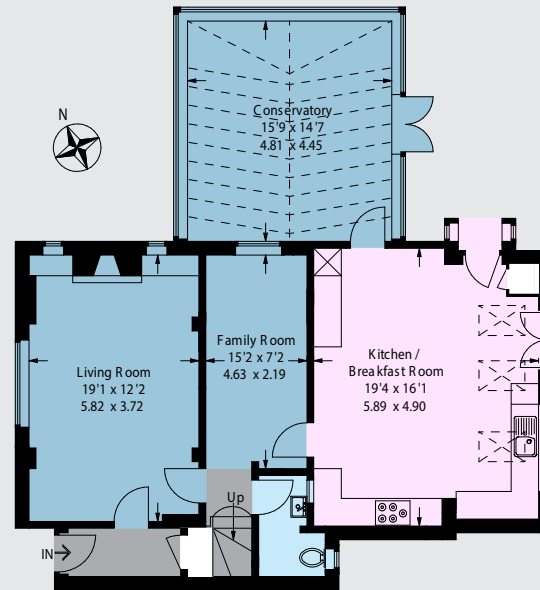
Floorplans

Gross internal area (including reduced headroom) 1,698 sq ft (157.8 sq m)

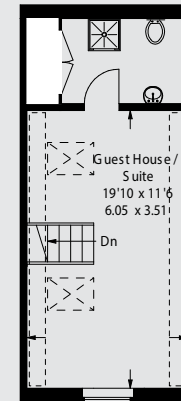
Garage 917 sq ft (85.2 sq m)

For identification purposes only

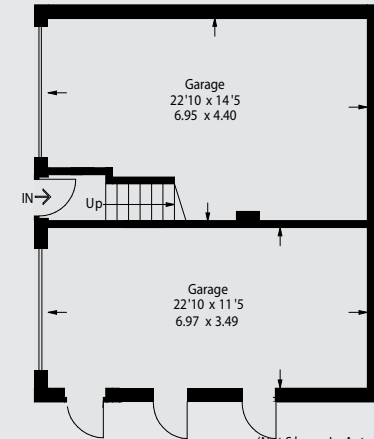
= Reduced head room below 1.5 m / 5' 0"



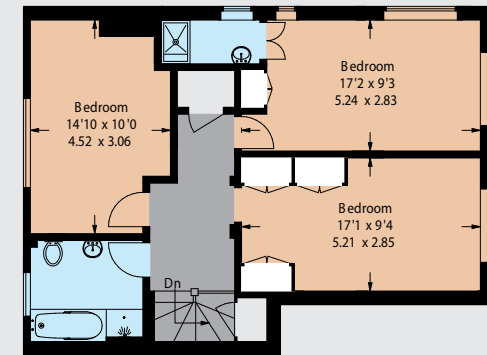
Ground Floor



Garage - First Floor



Garage - Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID153805)

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Services: Mains water, oil fired central heating, electricity, private drainage.

Local Authority: Hart District Council, 1 Bushlease Cottage is in Tax Band E.

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