Crondall Lodge
Crondall
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8,285 sq ft (788 sq m) | Freehold
4 reception rooms | 8 bedrooms
7 bathrooms | Garage

**Guide price £2,490,000**

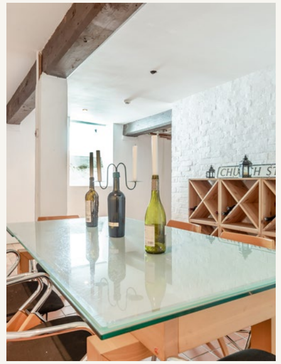
# A handsome period house with a wealth of exquisite accommodation, eight bedrooms and beautiful ornamental gardens, in a central position in sought-after Crondall

Crondall Lodge is a magnificent, detached period house providing nearly 8,500 sq ft of elegant, refined accommodation, arranged over five levels and showcasing attractive original detailing combined with high-quality modern fittings throughout.

The ground floor features three striking reception rooms, including the 30ft sitting room with its high ceiling, open fireplace and dual aspect, including a bay window with French windows opening onto the gardens. There is also a formal dining room with exposed timber beams overhead and a fireplace with a logburner set within an intricately carved wooden surround, as well as a library with rich wooden panelling and bespoke built-in storage. The ground floor also provides a well-equipped kitchen and breakfast room with contemporary shaker-style units and a stainless-steel range cooker. The lower ground floor offers cellar storage together with a home gym, a snug and a wood-panelled games room with a bar.

The first-floor hosts five well-appointed en suite bedrooms, including the luxurious principal bedroom with built-in storage, a walk-in wardrobe and an en suite bathroom. Four further bedrooms feature built-in storage or dressing areas, while each benefits from an en suite bath or shower room. The second floor provides an additional three bedrooms, one of which is en suite, together with a family bathroom. There is also a home office and, at the top of the property, an observatory with a glass roof.

At the entrance, gates open onto the walled front driveway and gardens, where there is ample parking and access to the detached triple garage. The gardens continue to the side and rear, featuring patio areas, decking and ornamental planting with box hedging, pergolas with climbing plants and a wealth of established shrubs. The grounds also include a large workshop/store.



**Location**

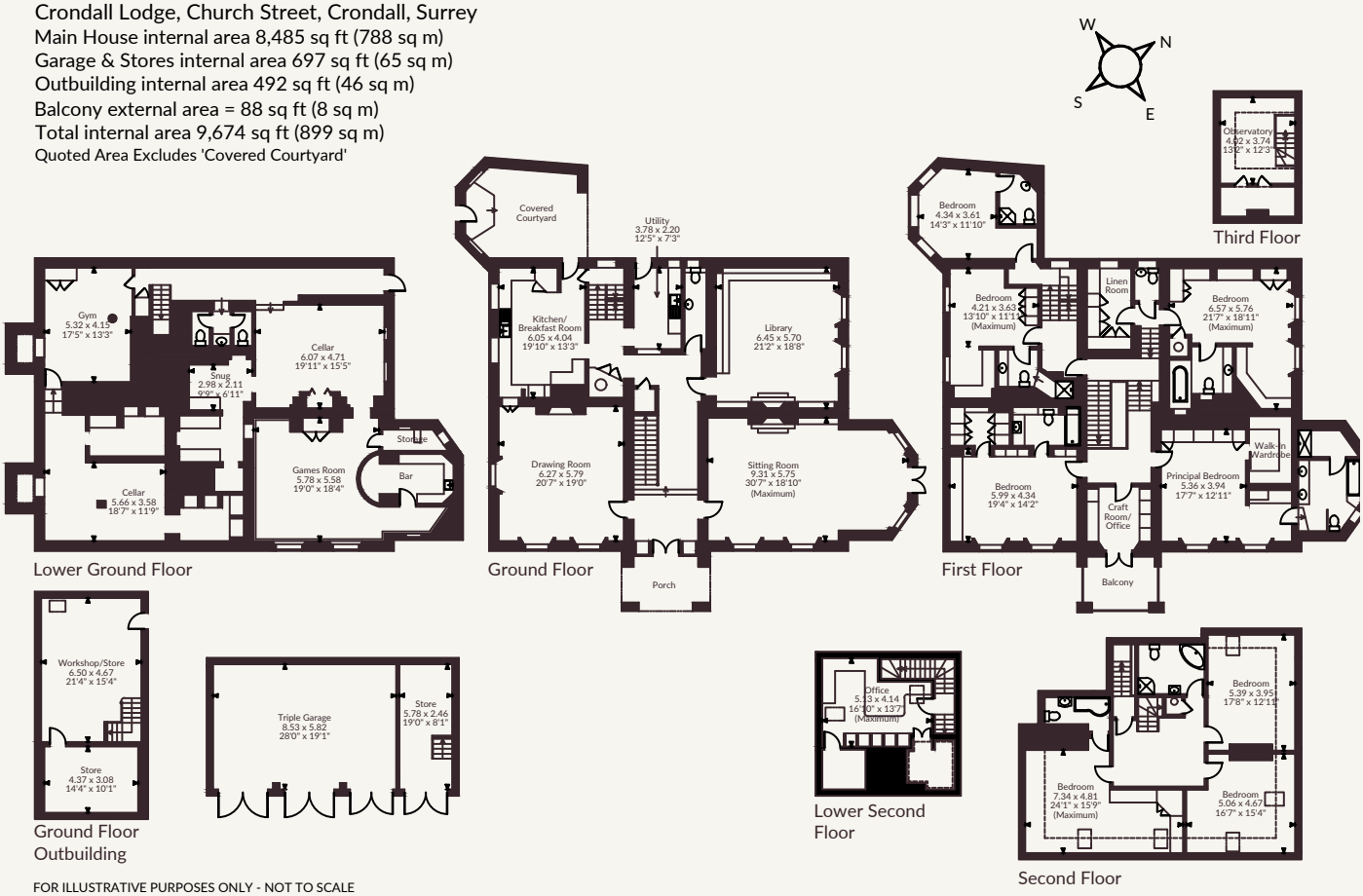
The pretty village of Crondall sits in an enviable position, surrounded by beautiful Hampshire countryside, yet within easy reach of the popular town of Farnham, with its excellent communication links and local amenities. Crondall village itself has a local store, a post office and a charming village pub and a primary school, while Farnham is just three miles away. The town offers a superb choice of restaurants, good shopping and a choice of leisure facilities, including a leisure centre several nearby golf courses. There are several reputable secondary schools in the area, including the private schools of Edgeborough, Frensham Heights, St Nicholas', More House School and Lord Wandsworth College. By road, the nearby A331/M3 and A31/A3 provide links to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London Waterloo from 53 minutes).

Postcode region: GU10

**General**

Local Authority: Hart District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Crondall Lodge, Church Street, Crondall, Surrey
Main House internal area 8,485 sq ft (788 sq m)
Garage & Stores internal area 697 sq ft (65 sq m)
Outbuilding internal area 492 sq ft (46 sq m)
Balcony external area = 88 sq ft (8 sq m)
Total internal area 9,674 sq ft (899 sq m)
Quoted Area Excludes 'Covered Courtyard'

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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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**Strutt & Parker Farnham**
37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102 | farnham@struttandparker.com

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