












# Birch Hanger

60 Crooksbury Road, Farnham



A secluded and very well presented substantial family home set within expansive gardens of almost two acres, in the highly desirable residential area of The Sands.

The imposing house mixes red brick, render, wood-framed windows and feature glazing to create a stylish and high individual residence. The house has been extended and modernised over the years, now offering more than 4,600 sq ft of versatile accommodation.

	<b>3 RECEPTION ROOMS</b>		<b>5 BEDROOMS</b>		<b>4 BATHROOMS</b>
	<b>1.98 ACRES</b>		<b>VILLAGE</b>		<b>GARAGE</b>
	<b>FREEHOLD</b>		<b>4,671 SQ FT</b>		<b>GUIDE PRICE £2,350,000</b>



### The property

This much-loved family home has been handed down through generations, with the current family living here for more than 20 years. In this time they have made a number of thoughtful changes and upgrades, including a two-storey extension to the rear, a renovated principal bedroom and en suite, electric blinds in the family room and adding the striking double-height glazed entrance hall, which provides a striking first impression. There is great potential for the next owner to put their own stamp on the house, and planning permission has previously been granted (WA/2008/0084) (lapsed) to construct an indoor swimming pool. Generous reception spaces open off the glazed reception hall, all with access to the gardens: a spacious family room, a formal dining room and a magnificent sitting room with open fire and exposed brick detail. The open plan kitchen and breakfast room is well appointed with engineered wood flooring and sleek, contemporary cabinetry, and further rooms include a home office, laundry room, cloakroom and three storage spaces. Upstairs there are five generous bedrooms, three of which are en suite, plus a family bathroom. The principal bedroom is a particular highlight with its own dressing area and west-facing balcony.





## Outside

Birch Hanger enjoys a leafy, secluded setting on this highly desirable road. Mature trees provide natural screening and the house is set well back within its sizeable plot of about 1.98 acres, with a large gravel driveway to the front. The lawn wraps around the house on three sides, offering south-, west- and east-facing aspects, and mature planting with a variety of shrubs and bedding plants creates a vibrant profusion of colour and texture. To the rear, a paved terrace provides the ideal space for outdoor entertaining and is accessible from all of the ground floor reception rooms. Outbuildings include a single garage, covered log store and garden storage room.

## Location

Birch Hanger is in Runfold, surrounded by the beautiful countryside of the South Downs National Park, on the outskirts of the pretty Georgian town of Farnham. The independent Barfield School is about two miles distant, while there are several outstanding-rated primary and secondary schools within the local area.

Farnham offers an excellent choice of pubs, bars, coffee shops and restaurants along with an extensive range of high street and independent shopping. The much larger centre of Guildford is about nine miles away.

The area offers easy access to the surrounding countryside including Crooksbury Common, Cutmill Pond and Puttenham Common, with a network of footpaths and bridleways. Walking, cycling, fishing and riding are available at Alice Holt Forest and Frensham Little Pond.

There are mainline stations at both Guildford and Farnham plus good road access to the A3 and M3. Heathrow, Gatwick and Southampton Airports are all accessible in under an hour.



## Distances

- Farnham 3.1 miles
- Guildford 9.6 miles
- London 44.3 miles

## Nearby Stations

- Farnham 2.7 miles
- Wanborough 6.8 miles
- Guildford 9.2 miles

## Key Locations

- Frensham Common 4.8 miles
- Hankley Common 5.7 miles
- Devil's Punch Bowl 7.9 miles
- Alice Holt Forest 7.9 miles

## Nearby Schools

- St Edmund's School 8.3 miles
- Barfield Prep School 0.8 miles
- Edgeborough School 3.9 miles
- More House School 4.4 miles
- The Royal School 11.5 miles



Approximate Floor Area = 434 sq m / 4671 sq ft  
 Outbuildings = 32 sq m / 344 sq ft  
 Total = 466 sq m / 5015 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88838

## Floorplans

**Main House internal area** 4,671 sq ft (434 sq m)  
**Outbuildings internal area** 344 sq ft (32 sq m)  
 For identification purposes only.

## Directions

GU10 1QD

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## General

**Tenure:** Freehold

**Local Authority:** Waverley Borough Council

**Planning:** Prospective purchasers are advised that they must make their own enquiries of the local planning authority

**Mobile and Broadband checker:** Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains water, gas, electricity and private drainage, which we understand may not be compliant with current regulations. Further details on request

**Council Tax:** Band H

**EPC Rating:** D

## Farnham

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