



Deans Knowe
Dippenhall, Farnham, Surrey

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Deans Knowe Dippenhall, Farnham, Surrey, GU10 5ED

A fine Grade II listed house and large barn with gardens and grounds of over 3 acres.

Farnham and mainline station 2.2 miles (London Waterloo from 53 minutes), M3 (Jct. 5) 8 miles, Guildford 12.5 miles, London 42 miles

Entrance hall | Sitting room | Study | Kitchen/ dining room | Cloakroom | 4 Bedrooms | Family bathroom | Attic - 2 further bedrooms requiring renovation | Cellar | Gardens | Paddock

Detached period barn | Garage with workshop
Brick outbuilding | Driveway with parking and turning | Stable | EPC Rating F

The property

Deans Knowe is a charming timber framed country house originally built circa 1570, which was subject to extension and alteration by Harold Falkner who owned the property for over 40 years in the 1920s. The property features splendid elevations, part red brick and part timber frame and render infill, while inside, there is more than 3,000 square feet of beautifully presented accommodation, with leaded windows, ledged and braced internal doors, exposed beams, brick floors and beautiful oak floors.

The main reception room is the well-proportioned kitchen/breakfast room with its fireplace, which has been fitted with a woodburning stove. There is also a study, which could be used as a family room or a formal dining room. The kitchen and dining room has stylish modern units, a grand brick-built fireplace with a woodburning stove, a breakfast bar, an Everhot ranger cooker and

space for a dining table. The cellar offers further space for storage. On the first floor there are four double bedrooms including the generous principal bedroom, which has a triple aspect overlooking the garden and countryside beyond. There is also a large family bathroom with dual washbasins, a bathtub and a separate shower unit. Additionally, there is a spacious attic, with two bedrooms requiring renovation.

Outside

The brick-pillared entrance leads to a gravel driveway, which approaches the house and provides parking space and access to the detached garage block. Further outbuildings include a stable and a garden office with a second room above. The partly walled formal landscaped gardens were influenced by his friend the horticulturalist and garden designer Gertrude Jekyll. There is also a paved terrace area and a level lawn, bordered by various shrubs and flowering perennials. There is a shaded meadow area with several mature trees while beyond, a gate leads to a further area of lawn and provides access to the grassy paddock beyond. In all over 3 acres.

Location

The property occupies a delightful rural position on the Surrey/Hampshire border adjoining farmland and with distant views over the surrounding countryside. The property is situated about 1.5 miles to the west of Farnham, close to the villages of Crondall and Bentley, both of which have a choice of inns, village stores, recreation grounds, village halls and primary schools. The Georgian market town of Farnham offers an excellent range of boutique and high street shopping, recreational and educational facilities, a leisure centre and a good choice of state and private schools. Excellent private schools nearby include St Nicholas' School, Frensham Heights, Lord Wandsworth College and Charterhouse. Communications are excellent with Farnham's mainline station, with services to London Waterloo within 2.5 miles, and the A31/A3/M25 providing access to London, Heathrow, Gatwick and the Coast.





Main House internal area 3,487 sq ft (324 sq m)
 Garage internal area 1,090 sq ft (101 sq m), Garden office internal area 372 sq ft (35 sq m), Stable internal area 329 sq ft (31 sq m)
 Total internal area 5,278 sq ft (490 sq m), For identification purposes only.



Directions

From Farnham, take West Street away from the town centre and turn right onto Crondall Lane. Follow Crondall Lane for 1.2 miles, then turn left onto Dippenhall Road. Turn left onto Clarks Hill and you will find the entrance immediately on your right.

General

Local Authority: Waverley Borough Council
Services: Mains water and electricity. Oil fired central heating. Private drainage.

Council Tax: Band G

Fixtures and Fittings: By separate negotiation
Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £2,000,000

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

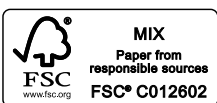
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