

Windmill Oast, Hole Lane, Farnham



**Strutt
& Parker**

Land and property. Since 1885.

An architecturally distinctive semi-rural residence with stylish, versatile interiors, set within a tranquil countryside setting yet conveniently placed for nearby amenities and excellent communication links

Forming part of a small cluster of converted agricultural buildings, Windmill Oast presents an appealing façade, its conical roof a charming nod to the building's heritage.

Inside, the accommodation is light-filled and airy, with a pleasing sense of openness, while fresh, neutral décor creates an atmosphere of calm and understated comfort. A welcoming reception hall sets the tone, with a timber post providing a subtle division to the bright dining area. Lofty windows and glazed doors allow natural light to flood the interior and create a seamless connection with the outside. The spacious kitchen/breakfast room offers direct access to the garden and is fitted with Shaker-style cabinetry, complemented by stone work surfaces, an island unit and a Range cooker set within a feature niche. The ground floor is completed by a study, a useful utility room, and a flexible en suite bedroom.

A timber staircase rises to a generous landing, where steps lead to a first-floor sitting room. This inviting space features a log burner, French doors opening to a south-west facing Juliette balcony, and a wrought-iron spiral staircase ascending to a striking mezzanine level, open to the oast roof and affording far-reaching views across the surrounding landscape. The beautifully appointed principal en suite bedroom, two further bedrooms and a contemporary family bathroom are also located on this level. Outside, a timber car port provides sheltered parking for two vehicles and incorporates a first-floor space ideally suited as a studio or home office. Across the driveway, a low-level wall with a decorative arch forms the boundary to a delightful paved terrace, perfectly positioned for al fresco dining and relaxation, enjoying a south-westerly aspect. Beyond, an area of lawn is framed by well-stocked borders and neatly clipped evergreen hedging, offering both structure and privacy.



Location

Set within an idyllic stretch of Surrey countryside, Windmill Oast enjoys a wonderfully private position along the sought-after Hole Lane, on the fringes of Farnham. This picturesque setting offers the perfect balance of rural tranquillity and accessibility, with miles of surrounding farmland and woodland providing an appealing backdrop for walking and riding.

The historic market town of Farnham is just a short drive away, renowned for its Georgian architecture, vibrant café culture and excellent range of boutique shops, whilst more extensive amenities can be found in nearby Guildford. The area is particularly well served by a selection of highly regarded independent schools, including Edgeborough, Frensham Heights, Lord Wandsworth College, Charterhouse and St Catherine's, Bramley.

Communications are excellent, with convenient access to the A31, A3 and mainline stations offering fast services to London Waterloo, making this a highly desirable location for both commuters and those seeking a refined country lifestyle.

Postcode region GU10

General

Local Authority: East Hampshire
Services: Mains electricity, gas and water. Private drainage that we understand to be compliant with current regulations
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,444 sq ft (227 sq m)

3 reception rooms

4 bedrooms

2 bathrooms

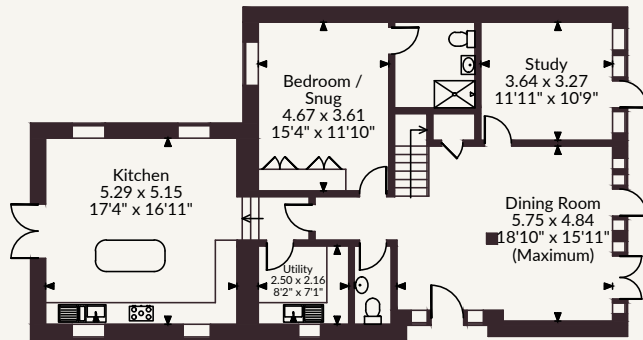
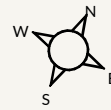
Double carport

Freehold | Semi-rural

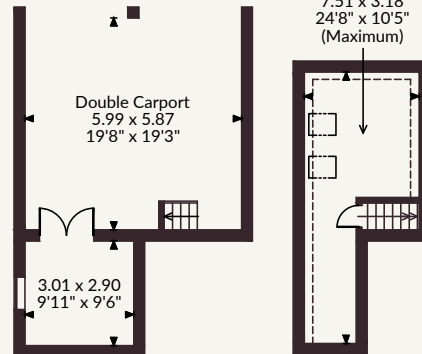
Guide price £1,200,000



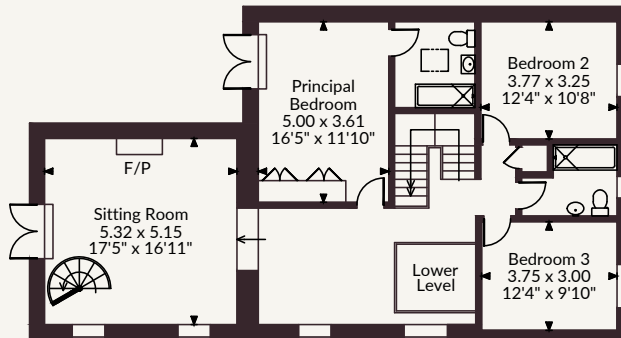
Windmill Oast Hole Lane, Farnham
 Main House internal area 2,444 sq ft (227 sq m)
 Double Carport Building internal area 640 sq ft (59 sq m)
 Total internal area 3,084 sq ft (287 sq m)



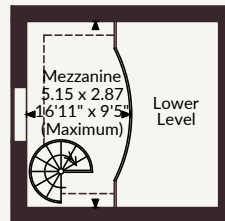
Ground Floor



Floor Above
 Double Carport



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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