

## Wimble Hill, Farnham, GU10

Approximate Area = 2703 sq ft / 251.1 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Outbuilding = 179 sq ft / 16.6 sq m

Total = 2942 sq ft / 273.2 sq m

For identification only - Not to scale



## WIMBLE HILL, FARNHAM, HAMPSHIRE, GU10

Guide Price £1,900,000

Fine Edwardian family home with panoramic views to nearby countryside, situated in approximately 1.2 acres of wonderful private gardens.

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### ACCOMMODATION

Open plan kitchen/breakfast room 'hub'

Four reception rooms

Utility room, boot room and downstairs shower room

Principal bedroom suite with incredible views

Further four double bedrooms and three bathrooms

Detached garden home office

Gated driveway

Grounds and gardens of approx. 1.2 acres

Private secluded position

### DESCRIPTION

Farm Cottage is situated in an elevated position on the northern edge of Wimble Hill, from where the property enjoys commanding and sensational panoramic views over Hampshire.

Approached via a gated gravelled driveway, this substantial home has been refurbished, extended and redesigned by the current owners.

This spectacular family home offers trendy turnkey living that is located in a rural hamlet, on the Hampshire Surrey border and one of the counties best kept secrets being within a few miles of the heart of Farnham.

Upon entering, there is an inviting porchway, leading onto entrance hallway, incredible bespoke open plan kitchen/breakfast 'hub' room with bar, adjoining utility room, vaulted family room with bi folding doors and far reaching views, adjoining boot room and shower room. There is a downstairs snug with open fireplace, dining room hub with wood burning stove, sitting room with bi folding doors onto patio.

To the first floor, there are two guest double bedrooms with en suite shower rooms, two further double bedrooms, large landing area and family bathroom. On the second floor there is an impressive principal bedroom suite with walk in dressing room, en suite bathroom with separate shower and bi folding window enjoying stunning views across Hampshire.



### Garden

The garden is particularly special and includes a wide patio that expands the width of the property, a mixture of specimen plants and shrubbery, an orchard, small woodland and a large area of lawn. There is a detached garden office with power and light with decking area. To the front of the property there is a gated gravelled driveway with parking for numerous vehicles.

### LOCATION

Farm Cottage lies on the rear edge of a small rural hamlet, surrounded by stunning Hampshire countryside with a good network of local footpaths and bridleways. The property is accessed off a quiet country lane and is about 2 miles from the popular village of Crondall. Crondall has a village shop/post office, church, village hall, primary school, cricket ground, tennis court and park. The Plume & Feathers at Crondall, The Chequers Inn at Well and The Anchor Inn at Lower Froyle are all within a short drive from the property.

Within about 2.6 miles is the attractive and historic market town of Farnham, renowned for its medieval and Georgian architecture. Farnham provides a comprehensive selection of shops, including a department store as well as numerous cafes, bars and restaurants, together with a Waitrose, Sainsburys, leisure centre, Reel Cinema and sixth form college. Slightly further afield (about 13 miles) is the cathedral city of Guildford.

There is an excellent choice of schools nearby including Lord Wandsworth College, Frensham Heights, Barfield, Edgeborough, Prior's Field School, St Catherine's and Charterhouse.

Fleet, Farnham, Bentley or Winchfield mainline stations have services to London Waterloo. There is also good access to the M3 (J5) which links with the M25 and national motorway network. The road network gives good access to Heathrow, Gatwick and Southampton airports.

### LOCAL AUTHORITY

Hart District Council, Fleet I Council Tax Band - E

#### DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		