

**Hartfield House, Farnham**  
 Main House gross internal area = 1,921 sq ft / 179 sq m  
 Garage gross internal area = 387 sq ft / 36 sq m  
 Annexe gross internal area = 691 sq ft / 64 sq m  
 Total gross internal area = 2,999 sq ft / 279 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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## Redlands Lane, Crondall, GU10

Offers in excess of £1,250,000

A beautifully presented detached modular family home with annexe, benefitting from versatile accommodation to meet many of the diverse and differing needs of modern living. The property would be ideal for a 3 generation household with its self-contained 1 bedroom annexe for a relative. It could also be used for a carer or nanny, or a buyer that wanted a separate office at home or a clinic type work space with its separate access. The annexe could be used as BB or rented out. The house can also easily be reconfigured so the annexe is integrated into the main house and used as one home. EPC rating D (59)

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**ACCOMMODATION**

Formal Sitting Room, Open Plan Family Room / Kitchen, Study, Utility Room, Master bedroom with Ensuite, 3 Further Bedrooms, Family Bathroom, One Bedroom Annexe with Shower Room, Open Plan Kitchen / Living Room, Garden, Double Oak Framed Garage

**DESCRIPTION**

The property is approached via wooden electric gates, leading to a gravel drive and a double oak framed garage with storage and access for parking.

The part glazed door leads to the hallway and access to the formal sitting room which offers a bay window and views over the front garden with French doors leading out to the rear garden and terrace. There is a feature gas fireplace and built-in bookshelves and access through to the family room / kitchen. The bright and airy study has a large bay window with a door leading through to the annexe.

Off the hallway is the utility room with space for washing machine and tumble dryer and downstairs WC.

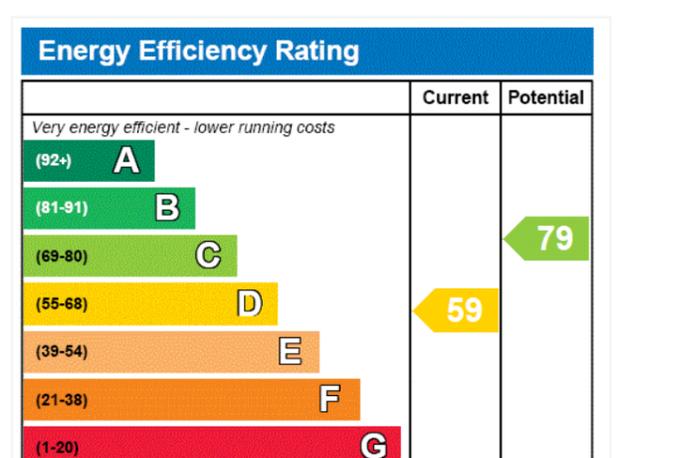
The stunning open plan 26ft kitchen / family room offers versatile indoor/outdoor modern family living with dual aspect bi-fold doors opening out onto a large terrace. There is also a large sky lantern rooflight allowing natural light. The contemporary kitchen has a wide range of eye and floor level units under a Silestone worktop, space for an American fridge freezer, and integrated appliances. The kitchen also has a central island with breakfast bar and a five-ring gas hob.

On the first floor the property offers 4 bedrooms, including the dual aspect master bedroom with ensuite, and three further bedrooms and a family bathroom.

A wonderful feature of this property is the self-contained annexe that potentially has many uses from a great work space for someone to work from home, run a small team, use as a clinic type workspace. It can also be used for a live-in nanny or carer or would be ideal for an elderly relative to come and live close by. It can also be used as Airbnb or rented out.

The Annexe can be accessed via its own front door or through the study from the main house. From the entrance hall there is a double bedroom, a shower room with walk in shower and wc, storage cupboards housing the boiler and washing machine and a large open plan kitchen / family room with a sky lantern rooflight and bifold doors opening onto the terrace offering views over the rear garden. The shaker style kitchen has a range of units under Silestone worktop, double oven and integrated appliances.

Outside the garden is laid mainly to lawn with mature trees and hedges and a large terrace running the width of the property which is perfect for alfresco dining and entertaining. To the front is manicured box hedges, well stocked flower beds mature trees and lawn.



**LOCATION**

The property lies close to the centre of the pretty and popular village of Crondall, in the heart of the village, yet close to open farmland with country walks on the doorstep. This quintessential English village has excellent facilities including the highly-regarded school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course.

The historic market towns of Farnham and Odiham offer a good range of High Street and independent shopping, recreational and educational facilities with the more extensive facilities of Guildford approximately 14 miles away. This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within 1 hour.

**SERVICES**

All mains services are connected

**LOCAL AUTHORITY**

Hart District Council

**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**

