# THE LODGE HOXTON GRANGE

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Nestled where the Surrey Hills meets the South Downs National Park, The Lodge is a beautiful re-built barn with cottage style gardens and panoramic farmland scenery. The property benefits from well-proportioned rooms including a choice of master bedrooms where you can choose between the extra space or the most wonderful panoramic views. On the ground floor there is a vaulted entrance with full height feature barn entrance window and statement industrial staircase. There is a generous Sitting room with open fireplace and wooden flooring and a superb open plan kitchen/ding/family room with wood burning stove and sliding glazed doors opening out onto a sandstone paved entertaining terrace with countryside views and pergolas.

The bespoke hand-built kitchen is hand painted in exquisitely stylish little green paint company colours and have solid stone work surfaces, with an antique mirror splash back, a double ceramic butler style sink and 'Perrin & Rowe' hot tap on the island breakfast bar with built in butcher's block unit and bespoke breakfast/larder cupboard. The quality continues with a 'Lacanche' free standing gas cooker, 'Fisher & Paykal' American style fridge freezer and integrated NEF dishwasher and wood burning stove.

There is underfloor heating throughout the property with limestone flooring in the kitchen and boot room. The boot is a continuation of the kitchen with matching hand-crafted furniture, stone surfaces, oak bench and coat hooks.

The master bedroom from build in wardrobes and luxury en-suite bathroom with his and hers sinks, roll top bath and wet room style oversized shower. Each bedroom is en-suite and are tiled in natural stone with wet room style showers, matching white sanitary ware, chrome fittings, flush plates and heated towel rails for maximum comfort and care.

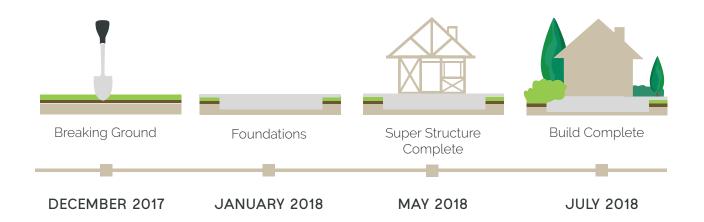
Black powder coated, slim line and highly insulated aluminium double glazed windows are found in every room of the house for insulation and panoramic views across the countryside.

Internally, The Lodge has a mix of natural limestone and wood flooring with high quality Axminster carpets in all bedrooms and on the first-floor landing. The walls are of a smooth emulsion, finished in colours from the 'Farrow and Ball' range.

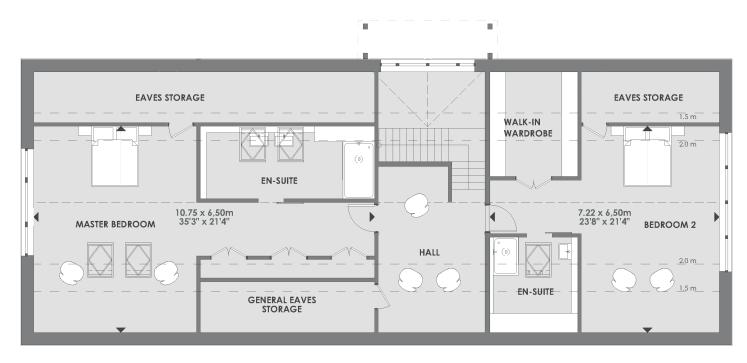
Pressurised and adjustable gas central heating runs throughout the bedrooms, bathrooms and underfloor. Finally, LED down lighting and feature pendant lighting with dimmers throughout the property illuminate the home's interior beauty.

Upon entry, you are greeted by estate style, fully automated electric gates leading on to a large driveway with ample parking and space for a garage or carport (subject to planning).; This is complimented by professionally designed and landscaped cottage gardens with level lawns, well stocked flower beds, solid timber front and back doors, a feature reclaimed oak pitched roof porch entrance and a zinc effect standing seam roof.

### FHE LODGE TIMELINE



### THE LODGE FLOOR PLANS





# THE LODGE SPECIFICATIONS

- Four bedroom detached country home
- Luxurious kitchen/dining/family room
- $\boldsymbol{\cdot}$  Spacious drawing room with fireplace
- Master bedroom suite
- Three further en-suite bedrooms
- Boot room/utility
- Estate style, fully automated electric gates.
- Private driveway.
- Sandstone pathways and patio terraces and Pergola's
- Planted and Landscaped gardens with immaculate lawns.
- Large weather oak feather board cladding
- Zinc effect standing seam roof
- Space for garage or carport
- Timber front and back doors
- Oak internal doors
- Black powder coated, slim line, highly insulated aluminium
- double glazed windows and doors (bi-fold)
- Limestone and wood flooring

- High quality Axminster carpet
- Emulsion finish walls with 'Farrow & Bell' colours
- LED down lighting and feature pendant lighting with dimmers
- Pressurised and adjustable gas central and underfloor heating
- Handmade and bespoke kitchen and boot room with solid stone surfaces
- Island Breakfast bar with double ceramic, butler style sink
- 'Perrin & Rowe' instant hot tap
- Free standing 'Lacanche' gas cooker
- 'Fisher & Paykal' American style fridge-freezer
- Integrated NEF dishwasher
- $\boldsymbol{\cdot}$  Wood burning stove and open fireplace
- Fully tiled wet room, oversized showers (heads), matching sanitary ware, chrome fittings, flush plates and heated towel rails



# THE LODGE LOCATION

The Lodge is set on the edge of Dockenfield in South West Surrey. The location is equidistance from Dockenfield village and Frensham village centre with Farnham Town Centre only being a 14-minute drive away (Alton only 19 minutes as well).

**"An excellent setting for education."** Farnham is one of the best rated areas in the United Kingdom for education, with a 1st class assessment for both Private and State primary and secondary schools (sixth form colleges and Universities also within driving distance). The village Primary school, of which is well regarded by Ofsted, feeds into other 'Outstanding' Ofsted rated local schools such as South Farnham and Waverley Abbey – which has recently converted into an Academy. Edgeborough, Aldro, Morehouse, Charterhouse, King Edwards, Lord Wandsworth and Alton Convent are all also easily accessible from The Lodge.







#### Developments

C4 Endeavour Place, Coxbridge Business Park, Alton Road, Farnham, Surrey, GU10 5EH | 01252 240005