



## DIPPENHALL GATE

Dippenhall, Farnham GU10 5DP



# STRIKING COUNTRY HOUSE IN 4 ACRES OF PARK LIKE GROUNDS

An attractive part Victorian country house in a rural location with 4 acres of parkland grounds, pool, party barn, tennis court and detached annexe, all within a mile of Farnham.



Local Authority: Waverley Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains electric, water, oil fired heating and private drainage



## RURAL LOCATION JUST OVER 1 MILE TO FARNHAM

This attractive house of exceptional quality dates back to the mid-1840s, offering spacious accommodation. The property features bright rooms with picturesque garden views and retains many charming period features. With flexible accommodation throughout, it also includes a self-contained one-bedroom annexe. The gardens are a delight extending to around 4 acres of gently rolling lawns, adorned with designated walkways, mature shrubs, hedges and trees, creating a parkland atmosphere with several secluded areas. The grounds feature an outdoor swimming pool, a full-size tennis court (currently disused) and a substantial sun terrace. There are also productive covered fruit and vegetable growing areas, along with a greenhouse. A unique detached building, once a chapel, now serves as a games room. The property offers ample parking with a circular driveway in front of the house and separate garages, as well as a third access leading to an additional garage and the former chapel.







Approximate Floor Area = 394.1 sq m / 4242 sq ft  
 Basement = 25.0 sq m / 269 sq ft  
 Outbuildings = 198.6 sq m / 2137 sq ft (Including Swimming Pool)  
 Total = 572.7 sq m / 6648 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Hattie Young**  
020 7861 5497  
hattie.young@knightfrank.com

**Knight Frank 55 Baker Street**  
London  
W1U 8AN

**Clive Moon**  
01256 350600  
clive.moon@knightfrank.com

**Knight Frank North Hampshire**  
Matrix House, Basing View  
RG21 4FF

**knightfrank.co.uk**

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