



MONTGOMERYS FARM HOUSE, CRONDALL

Hampshire GU10 5HH



ELEGANT 18TH-CENTURY FARMHOUSE

A characterful period house understood to date back to the 1700s offering spacious and well-balanced family accommodation with an annexe and outbuildings in about 4 acres with far reaching views.



6 - 7



4 - 5



4

EPC

E



Local Authority: Hart Council

Council Tax band: H

Tenure: Freehold

Services: Mains water (shared) and electricity, private drainage, oil fired central heating.



MONTGOMERYS FARM HOUSE

Rich in original period features, the interiors are beautifully presented with timber floors and a stylish decorative palette. A grand reception hall with an elegant staircase leads to the generously proportioned principal rooms, including a formal drawing room, dining room, sitting room, and family room—all with garden views. At the heart of the home is a bespoke farmhouse kitchen with a range cooker and dedicated breakfast area, complemented by a utility room, boot room, cloakroom, and laundry room.

Upstairs offers six well-appointed bedrooms and four bathrooms, three en suite. Additional living space includes a self-contained one-bedroom annexe above the four garages with its own private enclosed garden - an excellent additional income opportunity for Airbnb—a separate home office, gym/games room, and several







GARDEN AND GROUNDS

Accessed via double electric wooden gates, the property sits at the end of a gravel driveway with ample parking and turning space in front of the house and garaging. The beautifully landscaped, mature gardens surround the house and include expansive lawns, established trees, and well-maintained hedgerows, providing privacy and a peaceful rural setting. A spacious patio area, ideal for outdoor entertaining and relaxing, extends from the side of the house with a covered pergola providing the perfect space for outside entertaining. The formal gardens have been thoughtfully designed for year-round colour and low maintenance. The grounds also feature a hard tennis court (in excellent condition) and ample space to install a swimming pool if desired.



Set within around four acres of parkland grounds there are delightful far reaching views through wide openings in the trees surrounding the house, the estate includes a detached triple garage, an adjacent single garage, a log store and multiple outbuildings.



LOCATION

Crondall 1.5 miles, Bentley 1.5 miles (Waterloo from 60 minutes), Farnham 4.2 miles (Waterloo from 53 minutes), Odiham 5 miles, Hook (Waterloo from 58 minutes) 8.5 miles, Basingstoke 14 miles, Guildford 16 miles, M3 (junction 5) 8 miles (Distances are approximate)

The property enjoys an exceptional, slightly elevated position, offering far-reaching rural views across its own grounds, countryside and farmland beyond. Ideally located between the sought-after villages of Crondall and Bentley, the setting combines tranquillity with convenience. Crondall is a thriving Hampshire village with two public houses, a primary school, parish church, doctor's surgery and village shop all surrounded by open farmland. There is also Penn Croft Restaurant and Cellar Door, walkable through the woods. Communications are excellent with the M3 in easy reach (Junction 5) giving access to the national motorway network, Heathrow, Gatwick and the south coast. The local towns of Farnham and Fleet both provide a wide range of further amenities including extensive school options for private and state schools. There are a number of well-regarded schools nearby including, St Neots, Wellesley Prep, Robert Mays Secondary School, Lord Wandsworth College, St Nicholas Prep School and Edgeborough.







Approximate Floor Area = 422.6 sq m / 4549 sq ft
 Annexe = 160.5 sq m / 1728 sq ft
 Outbuildings = 105.7 sq m / 1138 sq ft
 Total = 688.8 sq m / 7415 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
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