



## ITCHEL HOUSE, CRONDALL

Hampshire, GU10







# PRIVATE RURAL HOME WITH SECONDARY DWELLINGS, OUTDOOR AMENITIES & EQUESTRIAN FACILITIES

This substantial farmhouse offers a warm, welcoming atmosphere, character and comfort. The property includes landscaped gardens, a paddock, stabling, a swimming pool, and a tennis court.



Local Authority: Hart District Council

Council Tax band: G

Tenure: Freehold

Main House EPC D, Annexe EPC C, Stable Annexe EPC D

Services: Mains water and electricity. Oil fired central heating. Private drainage. Oil and air source heated outdoor swimming pool.



## WARM, WELCOMING & VERSATILE ACCOMMODATION

Believed to be approximately 100 years old, the property blends period charm with modern flexibility, providing generous and versatile accommodation, set within a plot of approximately 3.75 acres. A central entrance hall leads into the main reception spaces, including a beautiful double-aspect sitting room with a handsome open fireplace and views over the garden. Double doors connect this space to a second reception room, currently used as a study. There is also a separate family room with further garden access, along with an additional study. The traditionally styled family kitchen is open plan to a garden-style dining area, creating a wonderfully sociable and homely environment with ample space for both informal and formal dining. The kitchen is supported by a working pantry, utility room, and a useful boot room. Upstairs, the first floor offers a spacious principal bedroom suite with dressing room and en suite bathroom. Five further bedrooms are served by two well-appointed family bathrooms.











## ESTABLISHED GARDENS, ANNEXES & LEISURE FACILITIES

The mature, well-established gardens can be accessed from three key ground floor rooms, making it ideal for indoor-outdoor living during warmer months. A generous terrace area is perfect for alfresco dining, surrounded by colourful planting and mature trees, including a notable walnut tree and a charming pergola for secluded relaxation. In addition to the principal accommodation, the property benefits from two forms of secondary accommodation. The first is a self-contained attached annex featuring its own entrance, kitchen/dining/sitting room, laundry room, shower room, and a bedroom with dressing area. It also enjoys a private garden and dedicated parking. The second is a stable annexe/flat located within the stable block, offering a kitchen, shower room, sitting room, bedroom, and a storage room above. The stable block also includes a workshop, tack room, store, and three stables, ideal for equestrian use. A sweeping driveway provides ample parking and extends to the rear, leading to the stabling and paddock. Both secondary accommodations offer excellent potential for multigenerational living, live-in staff, or as an income-generating asset. The main house and rear gardens enjoy a southerly aspect, ensuring plentiful natural light throughout the day. The outdoor leisure facilities, including the swimming pool with summer house and a full-size tennis court, further enhance this unique lifestyle opportunity. Beyond the formal gardens and recreational spaces lies a paddock, completing the rural charm and versatility of this exceptional property.





## LOCATION

Farnham 5 miles, Fleet 4.5 miles, Basingstoke 12.4 miles, Guildford 15.1 miles, London 50.6 miles. (all distances are approximate).

The property is found in a quiet edge of the village location, surrounded by fields, yet the centre of Crondall is less than half a mile away down a quiet lane. Crondall is a thriving Hampshire village with two public houses, a primary school, parish church, doctor's surgery and village shop. Nearby Farnham offers a comprehensive range of restaurants, bistros and cafes and has a wide range of shopping and recreational facilities. More extensive shopping and recreational facilities can be found in the regional centres of Guildford and Basingstoke. 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 A3 via the A31 leading to Guildford, provides access to the M25 on the national motorway network. There are a main line stations in Farnham and Fleet which provide a service to Waterloo within the hour. 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  
 House = 523 sq m / 5629 sq ft  
 Outbuildings = 169.2 sq m / 1,821 sq ft  
 Total = 692.2 sq m / 7,450 sq ft (Including Annexes / Excluding Shed)



(Including Basement / Loft Room)  
 Approximate Gross Internal Area = 522.95 - 692.13 sq m / 5,629 - 7,450 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.

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