



Downsland House, Crondall, Farnham, Hampshire





An **impressive country house** set within 21 acres on the edge of the sought-after village of Crondall.

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## Summary of accommodation

### Downsland House

**Ground Floor:** Entrance hall | Drawing room | Sitting room | Dining room | Family kitchen | Larder | Utility room | Boot room | Two WC's

**First Floor:** Principal Bedroom with en suite bathroom | Bedroom with en suite bathroom | Five further bedrooms and two bathrooms

**Second Floor:** Two bedrooms and WC

### Courtyard

Games room | Workshop | Wine store | WC | Bin store | Boiler room | Plant room

Greenhouse | Four bay garage | Three stable blocks | Tractor shed | Pool house with WC and changing area

In all about 21.03 acres

### Distances

Crondall 0.8 miles, Fleet 3.5 miles (London Waterloo from 41 minutes)

Odiham 3.7 miles, Farnham 4.3 miles, Alton 12.5 miles

(All distances and times are approximate)



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## Situation

Located in a rural position, on the edge of the sought after village of Crondall. 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. There is a main line station which provides a service to Waterloo within the hour. There is also easy access to the A3 via the A31 leading to Guildford, and the M25, national motorway network. More extensive shopping and recreational facilities can be found in the regional centres of Guildford and Basingstoke. There are a number of well-regarded schools nearby including, Robert Mays Secondary School, Lord Wandsworth College, St Nicholas Prep School and Edgeborough.







## Downsland House

Built in 1899, Downsland House is a beautiful country house which sits in the middle of its 21 acre plot. The house is approached via a sweeping, 'in and out' gravel driveway offering fine views of the grounds. You are welcomed by a grand entrance hall which leads onto the formal reception rooms including the drawing room, dining room and sitting room. Each of these rooms have wonderfully high ceilings, views over the grounds and period fireplaces.

There is an excellent family kitchen with an AGA and a large larder, utility and boot room, perfect for everyday family life.

An impressive staircase rises to the first floor which has a wonderful open landing which leads onto the principal bedroom and en suite bathroom. One of the adjoining bedrooms is used as a dressing room currently. There are a further five bedrooms on this floor, one with an en suite bathroom and two family bathrooms. One of these bedrooms is currently used as a study and usefully has access via a staircase so it would make a lovely guest bedroom or staff accommodation. The second floor has two further bedrooms and a useful WC.



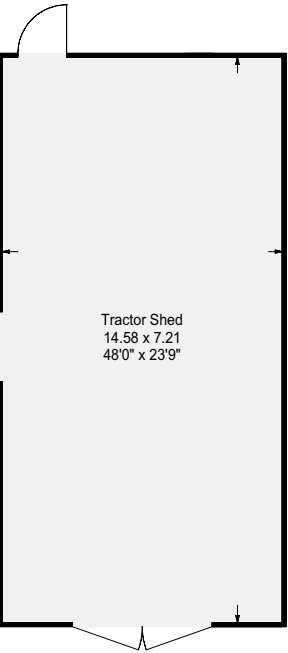
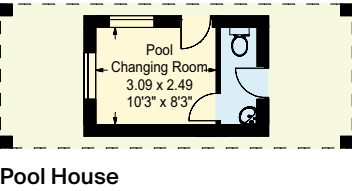
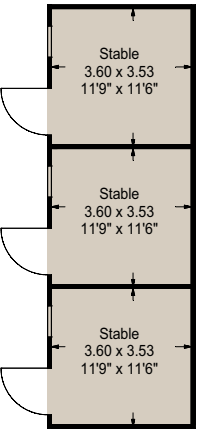
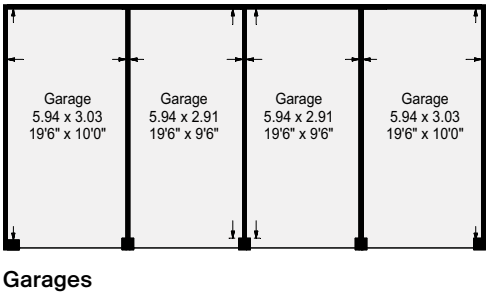






Approximate Gross Internal Floor Area  
House: 564 sq m or 6071 sq ft  
Courtyard Buildings: 91 sq m or 980 sq ft  
Greenhouse: 16 sq m or 172sq.ft  
Garage: 72 sq m or 775 sq ft  
Stables: 38 sq m or 409 sq ft  
Tractor Store: 107 sq m or 1152 sq ft  
Pool House: 10 sq m or 108 sq ft  
Total: 898 sq m or 9667 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Stables



## The Grounds & Garden

Within the 21 acres there are beautiful formal lawns, woodland, a large paddock with a gate leading to the stables and tractor shed. There is also a four-bay garage, tennis court and swimming pool with a pool house and WC. The formal gardens have been lovingly cared for over the years and there is an incredibly productive vegetable garden and a greenhouse with a beautiful old vine.

The buildings which sit in the courtyard behind the kitchen have excellent potential and consist of a large games room which could become a gym or home office. There is also a separate workshop and various store rooms.

## Property information

**Services:** Mains water, electricity and drainage. Gas fired heating.

**Tenure:** Freehold

**Local Authority:** Hart District Council

**Council Tax:** Downsland House – Band H

**EPC Rating:** Downsland House – D







Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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