



THE TILERIES

Crondall, Hampshire, GU10 5AW



DISTINCTIVE 1970S RETREAT IN A TRULY
IDYLLIC LAKESIDE SETTING WITH SECRET WOODLAND
PATHWAYS & TENNIS COURT

Set within beautiful private grounds, this striking 1970s home offers light-filled living. Designed with a strong architectural identity, the house celebrates the bold, glass and timber-accented style of its era.



Local Authority: Hart District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Oil fired heating. Private drainage.

Approximately 8.2 acres



DESIGNED FOR ENJOYING LIGHT & NATURE

Inside, the accommodation is both versatile and inviting. A series of living spaces flow seamlessly, creating a relaxed yet sociable environment ideal for both everyday living and entertaining. The main reception areas feature exposed brickwork and cleverly zoned levels, adding depth and character throughout. The expansive glazing captures stunning views across lawns and lake. A striking open-plan kitchen/dining space opening onto a sun terrace, ideal for entertaining, complemented by a utility and walk-in pantry. The principal bedroom benefits from a wraparound balcony extending around the first floor, providing an exceptional vantage point to enjoy views over the private lake. It also features an en suite. There are four further bedrooms arranged across both the ground and first floors, served by a family bathroom, along with a dedicated study. The flexible layout offers excellent potential to adapt and reconfigure the space to suit modern living.











ESCAPE TO YOUR OWN PRIVATE LAKE & WOODLAND RETREAT

Outside, the property is approached by a tree-lined drive, gradually revealing the property set in complete seclusion. Mature trees surround the grounds, creating a peaceful and sheltered environment with a strong sense of escape. A spacious terrace provides the perfect setting for outdoor entertaining or quiet relaxation, enjoying uninterrupted views across the lake and the beautifully natural gardens. The extensive grounds extend to around 8.2 acres, incorporating areas of woodland that fully envelop the property, with a stream that further enhances enchanting nature of the property. A tennis court further complements the outdoor offering.

A detached barn, The Mill House, benefits from planning permission to be a separate residential dwelling. The current planning permission provides for a dwelling of approximately 680 sq ft and allows for both properties to enjoy their own privacy and independence if required or it could be used as an office/studio/secondary accommodation to the main the house. In addition, the planning granted retains both its right to extend by 40% and permitted development rights. Our clients have previously been advised by their architect that further accommodation may be possible through a fresh planning application, adding a whole host of exciting future options for the property.





Approximate Floor Area = 294.9 sq m / 3174 sq ft
 Outbuildings = 45.6 sq m / 491 sq ft
 Total = 340.5 sq m / 3665 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)



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