

FIRMIN

PROPERTY CONSULTANTS



Detached House for sale
£1,450,000

Kites, Cradle Lane, GU35
0QT

5 double bedrooms, 3
bathrooms, Kitchen, dining
room, sitting room, office,
utility, double garage, no
chain



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A house with a story

Tucked away on Cradle Lane, this enchanting Grade II listed country home has been cherished by the same family since 1998, becoming the setting for almost three decades of family life, celebrations, quiet weekends, Christmases, summer days and countless memories. Now, after so many happy years, it offers another family the rare opportunity to begin their own chapter.

Set within approximately 6.7 acres of beautiful gardens, woodland and paddocks, the house enjoys a wonderfully rural, private position, surrounded by rolling countryside and far-reaching, uninterrupted views. Approached through wooden gates, it feels a world away from everyday life with the powerful ability to take you to a place of tranquil calm, yet remains within easy reach of Farnham and the surrounding villages.



Key features

Grade II listed country home, cherished by the same family since 1998

Five bedrooms, four reception rooms

Far-reaching, uninterrupted views across the surrounding countryside

Approximately 6.7 acres of gardens, woodland and three fenced paddocks

Beautiful mature gardens with pond and south-facing stone terrace

Tennis court

Extensive range of outbuildings, including stables, workshops and double garage

Ideally positioned between Alice Holt Forest and the South Downs National Park

Inside, the character is immediate and the house emanates a comforting charm and warmth. Exposed timber beams, cottage windows, traditional fireplaces, stone floors and period details sit naturally in this much-loved family home.

The principal reception rooms are generous without losing their intimacy. A triple-aspect sitting room opens with French doors onto the terrace, while a second sitting room provides a more atmospheric retreat, centred around an impressive inglenook fireplace and wood-burning stove. A study, utility room and cloakroom add to the practicality of the ground floor.

At the end of the house is a farmhouse-style kitchen and breakfast room, complete with wooden cabinetry, Aga, breakfast bar and traditional tiled details. It connects directly with the dining room, creating a natural gathering place for family and friends.

Upstairs are five bedrooms enjoying views across the grounds. The principal bedroom has its own en suite, while the remaining bedrooms are served by two family bathrooms.



The setting is perhaps the property's most compelling feature.

Outside, the grounds are where the presence of this property becomes a truly special home. Sweeping lawns, mature trees and areas of woodland create a wonderful sense of space, adventure and seclusion. A natural sunken stone, southerly-facing terrace provides an idyllic setting for long lunches and summer evenings, while the pond adds a quiet, reflective element to the gardens.

Beyond the gardens are three fenced paddocks, offering enormous versatility for equestrian use, animals, recreation or simply the pleasure of having open countryside of your own. A tennis court and an extensive collection of outbuildings—including stables, workshops, sheds and a double garage—complete this exceptional setting.

This is a property where the land and house are inseparable from the lifestyle: space for children to grow up, animals to roam, friends to gather and family traditions to take root.



After nearly three decades in the same family's care, this is more than a house coming to the market. It is a much-loved home ready to be passed on to its next custodians and begin its next chapter.

The new owners will inherit not only a charming Grade II listed house, but the opportunity to lay down roots and create a family life full of memories.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





- Freehold
- No chain
- Stables
- Approx 6.7 acres
- Double garage
- Grade II listed
- Local authority: East Hampshire
- Council tax band: H
- Approx 3957sqft

Cradle Lane, Farnham, GU35

Approximate Gross Internal Area = 264sqm / 2841sq ft

Outbuildings = 104 sq m / 1116 sq ft

Total = 368 sq m / 3957 sq ft

