



LIMETREES, DIPPENHALL STREET

Crandall, Hampshire, GU10 5NX



VILLAGE LIVING AT ITS FINEST
WITH BEAUTIFUL INTERIORS, CHARACTER,
COMFORT & GLORIOUS GARDENS

An outstanding Grade II listed house with a late 14th Century core, occupying a wonderful position, set within enchanting, landscaped gardens that extends to an orchard, tennis court and paddocks.



Local Authority: Hart District Council
Council Tax band: G Studio/Guest Studio EPC: C
Tenure: Freehold
About 2.5 acres
Services: All mains



AN INVITING HOME OF ATMOSPHERE, STYLE & SPACE

Limetrees offers charm, privacy and exceptional versatility, together with excellent secondary accommodation. The house blends character throughout, with interiors rich in texture and warmth, with exposed oak beams, and timbers and revealed brickwork sit comfortably alongside refined finishes. The ground floor is arranged in a characterful, flowing layout centred on a reception hall that connects to a drawing room and dining room. There are enjoyable views to the garden and a series of handsome fireplaces and wood burning stoves. A well proportioned study provides an ideal space for home working. At the heart of the house lies the beautifully appointed and bespoke designed Neptune cabinetry, quartz worktops, electric AGA, and generous island seating. The kitchen flows seamlessly into the elegant orangery, a light filled space with doors opening onto the terrace, perfect for informal dining and entertaining.





EXQUISITE LANDSCAPED GARDENS & GROUNDS

The first floor provides a well balanced arrangement of bedrooms, including the charming principal bedroom with a luxury en suite. Four further bedrooms, all full of character with exposed beams, vaulted ceilings and peaceful views are served by a family bathroom. Both bathrooms are finished to a high standard with freestanding roll top baths, classic sanitaryware and stone and marble finishes.

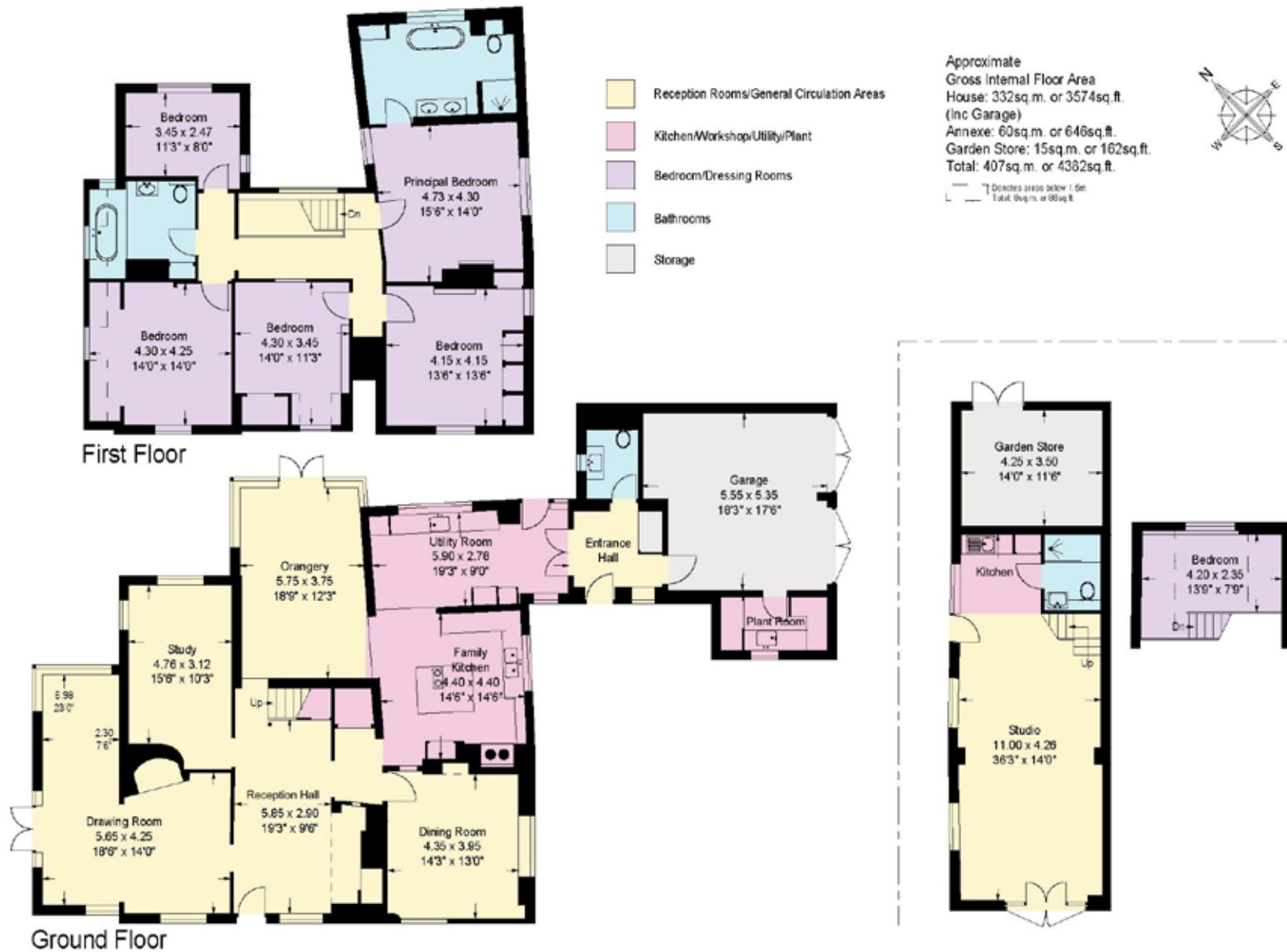
The property has a separate large studio, which opens out onto the courtyard and includes a kitchen, shower room and a mezzanine bedroom. This has been used flexibly in the past as space for sports and entertainment, arts, workspace and additional accommodation.

Outside, immaculately maintained gardens with sweeping lawns, sculpted topiary and deep borders lead to terraces and seating areas, including a generous stone paved terrace. While beyond lie the orchard, kitchen garden, tennis court and paddocks. The driveway offers space for parking as well as the double garage. There is separate access to the garden and on to the field, directly from the road.

Limetrees offers an exceptional lifestyle setting in a highly desirable central village location which is a conservation area.







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)



Clive Moon

01256 630 976

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View, Basingstoke, RG21 4FF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026 Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

