Middlemarsh Bowling Alley, Crondall

Farnham GU10 5RJ

Guide Price **£1,300,000**

ANDREW LODGE
estate agents

Middlemarsh Bowling Alley

Crondall, Farnham

A beautifully appointed 4 bedroom detached farmhouse-style family home set within approximately 0.7 acres of private grounds * No Onward Chain **

Beautifully extended four-bedroom detached family home

Set within approximately 0.7 acres of mature gardens and grounds

Charming farmhouse-style character throughout

Dual-aspect living room

Separate study/home office

Oak-framed country kitchen

Dining room overlooking the gardens

Spacious family room

Practical boot room

Four generous double bedrooms

Principal bedroom with dressing room and en-suite shower room

Family bathroom

Useful loft room providing additional storage

Private and secluded setting

Excellent space for family living and entertaining

Situated in the sought-after village of Crondall

Middlemarsh Bowling Alley

Crondall, Farnham

Property Summary: Nestled within approximately 0.7 acres of beautifully established gardens, Middlemarsh is an exceptional four-bedroom detached family home that has been thoughtfully and sympathetically extended by the current owners to create a wonderful balance of character, space and modern family living.

Ground Floor Accommodation: Approached via a private setting, the property exudes a charming farmhouse feel throughout. The welcoming entrance hall leads to a superb dual-aspect living room, flooded with natural light and offering an inviting space for relaxation. From here, a study provides the perfect environment for home working or quiet retreat.

At the heart of the home lies a stunning oak-framed kitchen, beautifully designed with a timeless country aesthetic. The adjoining dining area enjoys delightful views across the gardens, creating an ideal setting for both everyday family life and entertaining. Flowing seamlessly from the kitchen is aspacious family room, offering versatile living accommodation and further connection to the outside space. A practical boot room completes the ground floor.

First Floor Accommodation: The first floor provides four generous double bedrooms, all well-proportioned and ideal for family living. The impressive principal suite benefits from a dedicated dressing room which leads through to a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

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Outside, the mature gardens and grounds extend to approximately 0.7 acres, providing a wonderful sense of privacy and seclusion. Expansive lawns, established planting and peaceful outdoor spaces create the perfect backdrop for family enjoyment and entertaining alike.

Middlemarsh represents a rare opportunity to acquire a beautifully extended family home in a sought-after semi-rural location, combining character, practicality and exceptional living space within stunning grounds.

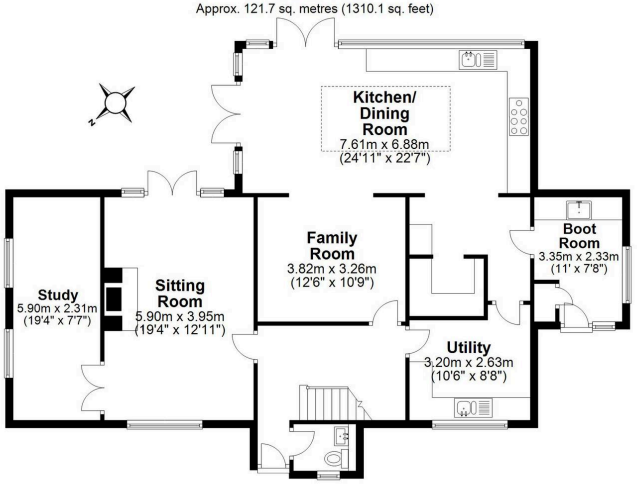
General: Services - Mains water and electricity. Private drainage. Gas central heating to radiators / Local Authority - Hart District Council, Civic Offices, Harlington Way, Fleet, Hampshire, GU51 4AE, 01252 622122 / Council Tax - Band G with an annual charge for the year ending 31.03.27 of £3,796.92 / Tenure - Freehold / EPC rating - C / Mobile signal available. Superfast broadband (via Ofcom).

Crondall is a quintessential Hampshire village offering a local shop, post office, pub, church and well-regarded primary school. The surrounding area provides extensive opportunities for walking, cycling and riding, as well as golf, tennis and social events within the village community. The Georgian market town of Farnham is just three miles away, with its range of independent boutiques, restaurants, leisure centre, golf courses and David Lloyd fitness club.

Bowling Alley,
Crondall, GU10 5RJ

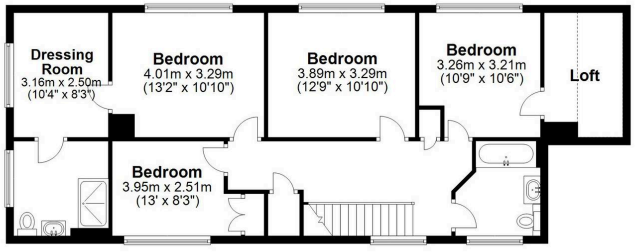
Ground Floor

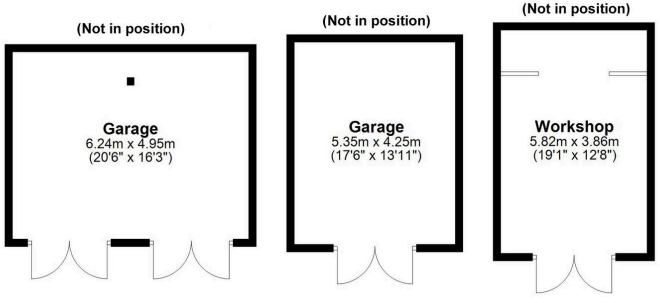
Approx. 121.7 sq. metres (1310.1 sq. feet)



First Floor

Approx. 89.2 sq. metres (960.4 sq. feet)





House area: approx. 210.9 sq. metres (2270.1 sq. feet)
Garage & Outbuildings area: approx. 76.1 sq. metres (819.1 sq. feet)
Total area: approx. 287.0 sq. metres (3089.2 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: Leave Farnham via West Street and at the Volkswagen garage turn right into Crondall Lane. Follow this road for approximately four miles into Crondall village. At the T junction turn right into Pankridge Street and at the end T-junction turn right into Bowling Alley where Middlemarsh can be found along on the right hand side.