



## Field View

Croft Lane,  
Crondall GU10 5QF

An exceptional brand new family house in an idyllic village setting with views over open farmland

Farnham 4.1 miles (London/Waterloo from 53 minutes), Odiham 5.3 miles, M3 (Junction 5) 6 miles, Fleet station 5.5 miles (London/Waterloo from 42 minutes)

Reception Hall | Living room | Dining room  
Open-plan kitchen/breakfast/family room  
Cloakroom | Utility room with separate  
cloakroom | Main bedroom suite with dressing  
room and bathroom | Four further en suite  
bedrooms | Double garage | EPC rating B

### The property

Field View is a substantial, stylish and beautifully appointed family house. Brand new with five double bedrooms, this property has been built by the award winning local developer Arcadia. Field View is a clever blend of traditional design and contemporary styling, perfect for both family living and formal entertaining.

The elegant oak staircase is the focal point of the entrance hall. The reception areas are all a good size and flow well with access from the drawing room and kitchen/breakfast/family rooms directly onto the stone terrace with large garden and lawn beyond. The five bedrooms are all well-appointed with ample built-in storage throughout and all are en suite.

As the house name suggests Field View has far-reaching views from the principal reception rooms and main bedroom over glorious Hampshire countryside.









### **Location**

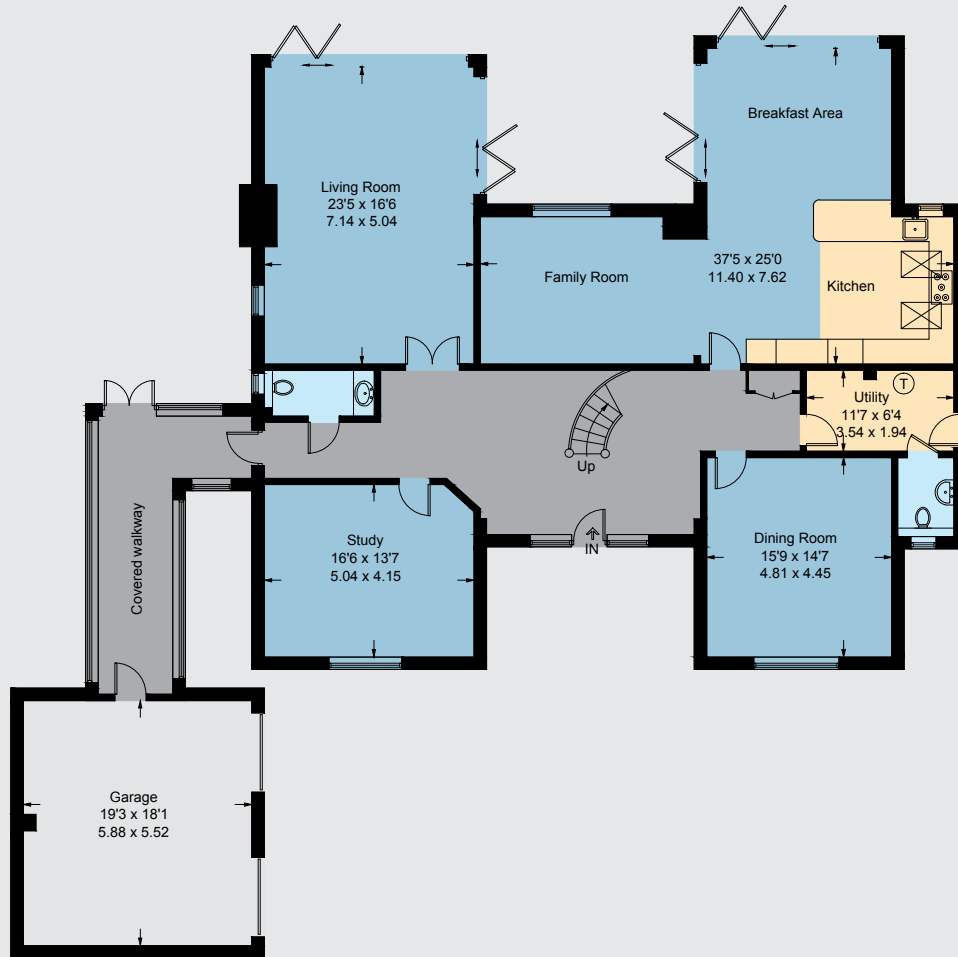
Field View is situated along a peaceful private no through lane in a highly sought after position in Crondall, with easy access to the heart of the village whilst close to open farmland with country walks on the doorstep. This quintessential English village has excellent facilities including the highly-regarded school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course. The historic market towns of Farnham and Odiham offer a more extensive range of shopping, recreational and educational facilities. There are many excellent state and private schools within the area. This is an ideal location for commuters with excellent mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within 1 hour.

### **Outside**

Field View is approached along a paved driveway with ample parking and turning. The double garage has electric up and over doors with a unique glass internal access link to the house. The whole property is enclosed by hedging, fencing, and mature trees. There are newly landscaped borders at the front and a large level area laid to lawn at the rear. The garden is linked to the house by a large stone terrace that runs along the south side of the property featuring wooden retaining walls and outdoor lighting.



**Floorplans**  
**Gross internal area 4,585 sq ft (426 sq m) (Including Garage)**  
 For identification purposes only.



**Ground Floor**



**First Floor**

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 decisions reliant upon them. (ID178368)

## General

**Services:** Mains water, mains electricity, mains drainage

**Local Authority:** Hart District Council.

## Directions

From Farnham proceed along West Street and follow the road for approximately ½ mile. Take the right hand turn into Crondall Lane and continue for approximately 3 miles. On entering the village continue forward and take the left turning into Croft Lane. Bear left past the village school and church and take the next left turning into the driveway for The Court. Follow the drive around to the left of the building and Field View is the second new house on the right hand side.



## Farnham

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