

# INIGO



## *Pankridge Street*

**SOUTH-EAST ENGLAND**

**£995,000 FREEHOLD**

This lovely Grade-II listed four-bedroom house is nestled in the centre of the pretty village of Crondall, on the Surrey/Hampshire border. The house, dating from the early 15th century, was remodelled and extended in the Georgian period and then again in 1899 after a fire in the village. Unfolding over 2,000 sq ft, the house is composed of a series of bright rooms, some with original exposed beams and others with elegant Georgian symmetry. This sought-after village is full of handsome period homes, complete with a Grade I-listed 12th-century church and a Grade II-listed pub, the Plume of Feathers.

### *Setting the Scene*

Believed to be the second oldest house in the village, much of the medieval frame remains intact, both internally and externally. One elevation on Pankridge Street has changed so little that the side view of the house from further down the street remains almost as it would have been in the 15th century. The house has undergone numerous transformations over the centuries, resulting in an interesting evolution of medieval, Georgian and Edwardian elements.

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Some of the timbers date from the early 15th century and could have been reclaimed from ships since they have particularly large joists. The infill between those joists and beams would have been wattle and daub. For more information, please see the History section.

### *The Grand Tour*

The front door opens in a generous hallway, flanked by two sitting rooms at the front of the plan. Each room is arranged around a fireplace, one housing a working open fire, the other a gas coal fire. The sitting room to the left has a beautiful, restored parquet floor. A third living space in the medieval part of the house has original beams in the ceilings and walls and has been updated with a wall of glazing and a pair of French doors that open onto the secluded garden.



Adjacent is a kitchen with terracotta-coloured tiles on the floor, black granite-topped kitchen units and a further length of glazing, which bathes the room in light. A warming Aga sits to one side of the room in an alcove decorated with blue-and-white chequered tiles. There is also floor-to-ceiling built-in shelving, perfect for storing cookery books. Doors open from here into the garden.

Ascending upstairs to the first floor are four comfortable and bright bedrooms. The main bedroom has an en suite shower room, and there is a separate family bathroom with tongue-and-groove panelling. The medieval solar (bedroom) – which sits in the oldest part of the house – is almost in its original form; it has plastered ceilings with its original beams exposed. One of the bedrooms at the front of the house is currently being used as a study, its timber frame revealed by the current owners when they renovated the room.

### *The Great Outdoors*

The house has a pretty, private rear garden, with a patio area perfect for outdoor dining. The owner, who has been careful to cultivate it biodynamically, has filled the borders abundantly with a seasonal succession of colourful herbaceous perennials, English roses, bulbs and shrubs, surrounded by mature trees. A summer house sits in one corner of the garden, creating seating and shelter from rain or sun.

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To the rear of the garden is a gate leading to a large double garage.

### *Out and About*

The house is well situated in the heart of the picturesque village of Crondall. Within walking distance is an Ofsted-rated "Outstanding" primary school, a Montessori Nursery, a village shop with a post office, two popular historic pubs, a state of the art winery, a recreation ground with children's play area, and an exceptional Norman church. The countryside surrounding Crondall and the neighbouring village of Ewshot, is some of the most attractive in the South East.

Crondall is a short drive from Farnham; a market town routinely named one of the best places to live in the UK thanks to its historic town centre, vibrant cultural life, excellent transport links and the beauty of the surrounding countryside. The Telegraph described it in a survey of outstanding British towns as "a bustling town which has 38,000 residents, plenty of green space and is rich in Georgian architecture".

Train services to London Waterloo run from Farnham, Winchfield and Fleet in under an hour. Crondall also has easy access to the M3 and A3, ideally positioned for airports and the south coast.

Council Tax Band: G

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.