



## Grovers

RUNWICK | FARNHAM | SURREY | GU10 5EF

Wilson | Hill

Master Bedroom with En Suite Bathroom | 5 further Bedrooms | Family Bathroom and 'Jack & Jill' Bathroom | Hall | Drawing Room | Dining Room | Family Room  
Kitchen/Breakfast Room | Cloakroom | Utility Room | Boot Room | Heated Swimming Pool with automatic cover | Outbuildings | 2 Agricultural Storage Barns, one open fronted and  
one secure | Summer House | Ample vehicle parking in gravelled drive | Three bay timber framed open fronted Garage with outside WC  
Garden, Grounds and 2 Paddocks in all about 4.87 acres (1.945 ha) | Additional land may be available to purchase if required by separate negotiation  
Mileages: Farnham 2.7 miles, Fleet 6.3 miles, Odiham 6.7 miles, Guildford 13.3 miles, Petersfield 21.2 miles.  
Local station at Farnham (fastest service to London Waterloo 53 minutes), A31 0.8 of a mile, A3 11.4miles, M3 J4a 9.1miles.





“ We have loved living in a rural time warp with our own land, yet able to nip into Farnham or catch the train to London, combining all that is best in town and country ”

## I The Property

A fabulous contemporary family home in a wonderful rural setting. Behind the historic façade attributed to Harold Falkner, is a naturally light yet spacious house which blends a clever use of oak frame with glass to draw the outside in. The house is set on three floors providing a versatile layout with views to the north over the adjoining countryside and the south towards the Wey Valley and Alice Holt Forest beyond.

The rebuild/refurbishment was completed recently and the house is fitted with a state of the art ground source heating system providing economic running costs for the house and swimming pool which currently receives a Renewable Heat Incentive grant payable at £725 per quarter, it is RPI linked and the last payment is due in August 2021.





## | Location

Runwick is a rural hamlet, one of Surrey's best kept secrets being within a few miles only of the heart of Farnham, yet on high ground along the back lanes, amongst a gently undulating rural landscape. Grovers is set back from a single track lane with all its land lying to the rear ring fencing its outlook.

Although rural, it is remarkably accessible located right on the Surrey/Hampshire border and a few miles only

from the regional towns of Farnham and Fleet. The M3 lies to the north with junctions at Odiham or Fleet. The A31 also provides good regional transport links to Guildford (A3). Surrey/Hampshire is well catered for with top performing state and independent schools all within the region. Farnham station is 3.1 miles away.





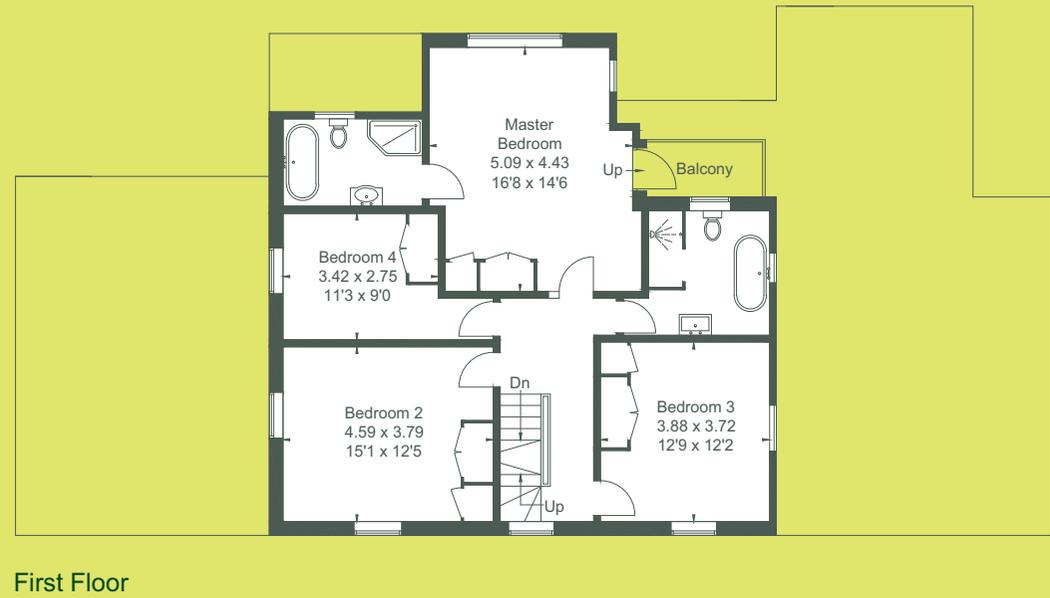
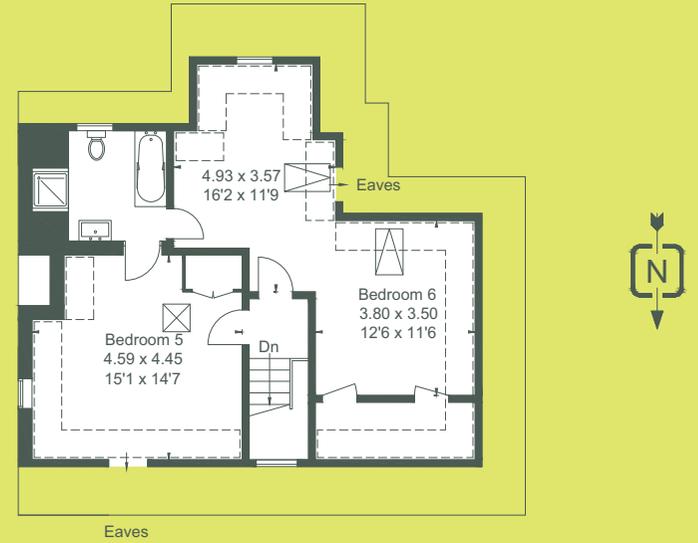
## | Outside

The garden and grounds are planned for ease of maintenance with paved terraces off the back of the house and around the pool with areas of mown grass and longer meadow grass sown with a wild flower mix and some manageable flower beds close to the house for colour. The land to the rear is fenced and split into two interconnecting areas to make it practical for grazing and provides a lovely outlook from the house. In all about 4.87 acres (1.945 ha).



Approximate Gross Internal Area = 359 sq m / 3864 sq ft

 = Reduced headroom below 1.5m / 5'0"

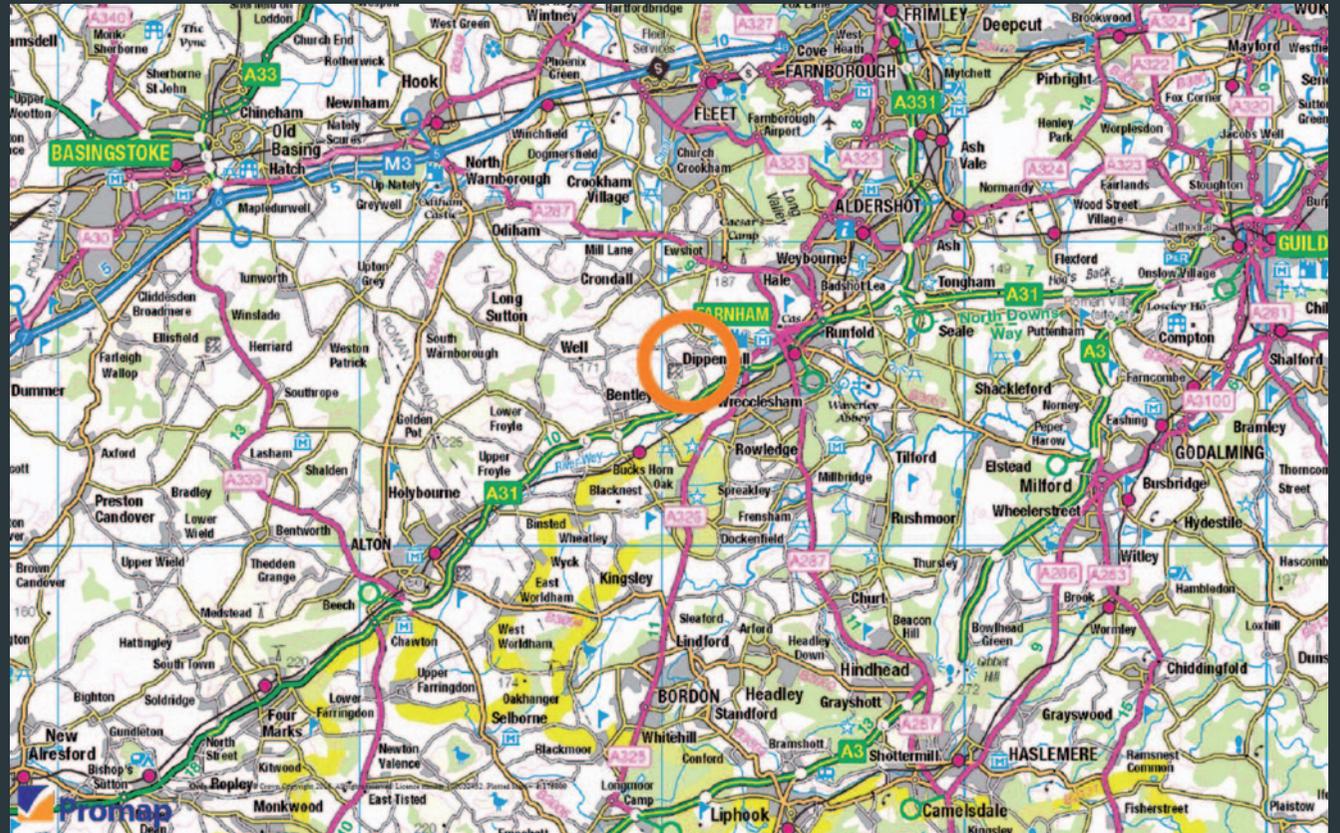


FLOORPLANZ © 2014 0845 6344080 Ref: 133527

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## I Directions to GU10 5EF

Leave Farnham along West Street. Turn right by Martins VW Garage into Crondall Lane. After leaving the edge of Farnham take the 1st left hand turning (on sharp bend) to Well/Long Sutton. Follow this narrow lane, go around a sharp left hand bend and follow the road down a hill and up the far side, taking the next right hand turning at the top, this is Runwick Lane. Follow the lane passing the end of Chamber Lane (on your left). Grovers is the 2nd house on your left, keep going past the house and the wide gravelled entrance is set in the hedge beyond



**Services:** Mains water and gas, electricity, ground source heating to house and swimming pool and private drainage.

**Local Authority:** Waverley Borough Council  
[www.waverley.gov.uk](http://www.waverley.gov.uk), 01483 523333

**Council Tax:** Band H. EPC: D67.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated August 2014 and August 2016.

Viewing strictly by appointment

01730 262600 | [info@wilsonhill.co.uk](mailto:info@wilsonhill.co.uk) | [wilsonhill.co.uk](http://wilsonhill.co.uk)

4 Lavant Street Petersfield GU32 3EW

Wilson | Hill