



BROOKLEY LODGE

FARNHAM • SURREY

Brookley Lodge, 26 Crooksbury Road, Farnham, Surrey, GU10 1QE

A substantial character family home offering a flexible 4,300 sq ft, plus triple garage with additional accommodation above, occupying glorious private grounds on one of South Farnham's most coveted addresses. Offered with no onward chain.

Set behind a sweeping gravel driveway and surrounded by mature woodland gardens, Brookley Lodge is an impressive family residence of remarkable scale and versatility. This wonderfully private setting enjoys established gardens, views towards neighbouring paddocks and direct access to some of Surrey's most beautiful countryside, whilst remaining within easy reach of Farnham's renowned schools, mainline stations and historic Georgian town centre.

Originally constructed in the early twentieth century and thoughtfully enlarged by the current owners almost 20 years ago, the property combines period character with modern family living. Tudor-inspired elevations, beautifully proportioned reception rooms and a magnificent open-plan kitchen form the heart of a home designed equally for entertaining and everyday family life.

The drive sweeps in past a large central lawn with extensive parking options in addition to the detached triple bay garage complex providing substantial garaging together with a large first-floor office/studio measuring over 33 feet in length. Additional detached garages tucked away within the grounds provide further parking, storage or workshop space. An attractive beamed entrance porch and front door open into a welcoming reception hall immediately establishes the quality and character found throughout the home. Oak flooring, elegant proportions and arched doorways create a sense of warmth and permanence, whilst the central staircase rises through an impressive galleried landing that forms a striking focal point of the house.

The formal reception rooms provide superb entertaining space. The drawing room is flooded with natural light and enjoys a dual aspect overlooking the grounds, centred around a wood-burning stove with bespoke recessed lighting to either side. The adjoining dining room retains attractive original beams and a gas fire, creating an elegant setting for both formal occasions and family gatherings. A separate office provides an ideal work-from-home environment, quietly positioned away from the principal living spaces.

Undoubtedly the heart of the home is the magnificent kitchen, breakfast and family room extending to almost forty feet in length. This impressive space features recently refinished oak flooring, an extensive central island, twin sinks, twin integrated bin store, a Fisher & Paykel double-drawer dishwasher, gas range cooker and combination microwave oven alongside extensive drawer and cupboard storage. A striking Jetmaster indoor barbecue provides a unique focal point, whilst large doors open directly onto the terrace and gardens beyond. The seamless connection between inside and outside living is further enhanced by the substantial electrically operated canopy that extends across the rear terrace. Supporting accommodation includes a generous laundry room, boot room and cloakroom.

The first floor is arranged around an impressive galleried landing and provides five generously proportioned bedrooms. The principal suite enjoys views across the gardens and comprises a spacious bedroom, extensive dressing facilities and a luxurious en suite bathroom complete with underfloor heating, twin wash basins, large shower enclosure and oversized bath. Guest accommodation is equally impressive, with a double bedroom benefiting from fitted wardrobes, en suite facilities and an adjoining nursery or dressing room. Additional bedrooms provide excellent family accommodation and are served by a beautifully appointed bath room with roll top bath and separate shower.

The second floor provides a substantial additional room ideal as a home office, games room, studio or teenage retreat. Benefiting from dual-aspect roof lights and extensive eaves storage, this valuable space offers flexibility rarely found in homes of this nature.



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OUTSIDE AND FURTHER INFORMATION

The grounds (approximately 2 acres) provide a wonderful sense of privacy and seclusion; to the front a long drive provides distance from the road, whilst to the rear woodlands and paddocks neighbour you to provide a delightful rural backdrop. Extensive lawns are framed by mature trees and established planting, creating an idyllic setting for both family life and outdoor entertaining. The large south west facing terrace has been designed for entertaining, complete with an electrically operated canopy and mature grapevine pergola. A charming garden Breeze House, fitted with side sails and heaters, creates a wonderful outdoor retreat that can be enjoyed throughout the seasons. The rear garden is fully enclosed and offers a safe environment for both children and pets, with scope to further landscape if desired.

Tenure: Freehold

EPC Rating: C

Council Tax Band: G (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk

Private Drive: Brookley Lodge owns the drive from the road, with right of access given to the neighbour at 26a Crooksbury Road.





LOCATION

Crooksbury Road is one of Farnham's most prestigious and sought-after residential addresses, situated on the favoured southern side of the town amidst some of the area's finest countryside. The property enjoys an enviable position close to Crooksbury Common and Crooksbury Hill, both renowned for their far-reaching views and extensive network of footpaths. Runfold Wood, Runfold Pond and the local recreation ground are all nearby, providing wonderful opportunities for walking and outdoor pursuits.

The area is exceptionally well served by local amenities. Barfield School is within easy reach, whilst nearby facilities include Farnham Golf Club, the popular Princess Royal public house and Squire's Garden Centre. For fitness and leisure enthusiasts, both the David Lloyd Health Club and Hulands Padel & Pickleball Centre are conveniently located nearby.

Farnham is a charming Georgian market town renowned for its attractive architecture, narrow cobbled streets and vibrant town centre. The town offers an excellent selection of independent and national retailers, cafés, restaurants and public houses, together with a rich heritage that includes a 12th-century castle and historic parish church. Regular monthly and seasonal markets are held throughout the year, while the centrally located Farnham Maltings provides a diverse programme of theatre, film, exhibitions and craft events. More recently, the Brightwells Yard development has enhanced the town centre with a cinema, restaurants, public gardens and attractive communal spaces.

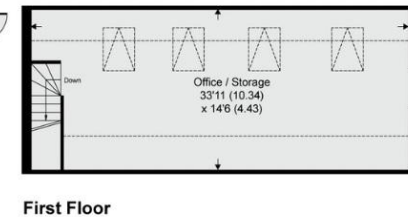
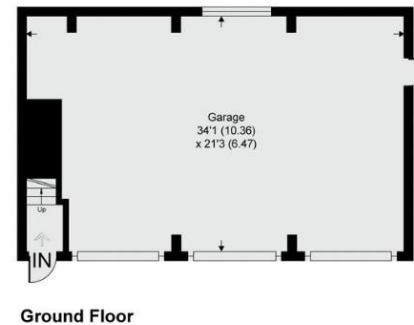
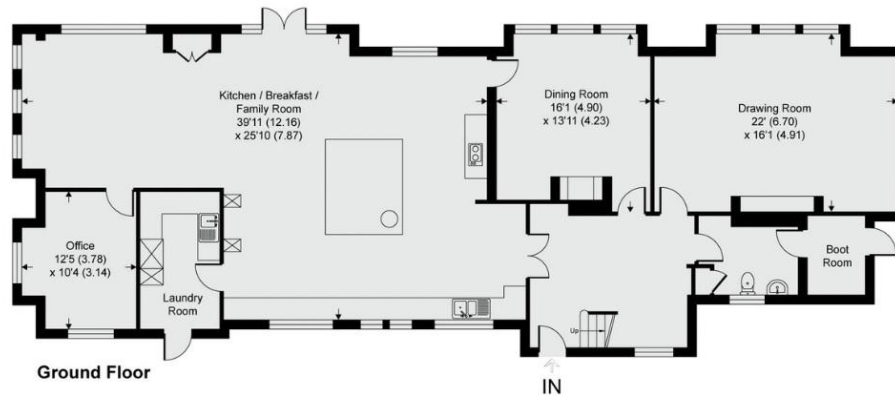
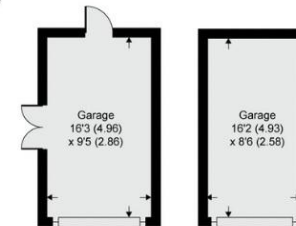
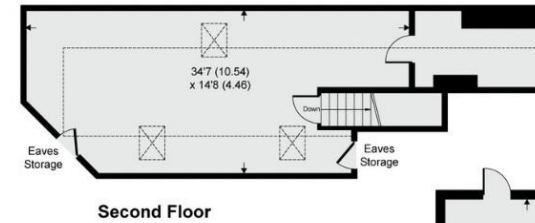
The surrounding area is rich in history and natural beauty. Nearby attractions include the historic Waverley Abbey ruins, Frensham Common, Bourne Woods and Alice Holt Forest, all providing extensive opportunities for walking, cycling, horse riding and other outdoor pursuits. Farnham Park, the town's historic deer park, extends to over 300 acres of beautiful open countryside.

Families are particularly well catered for, with an excellent selection of highly regarded state and independent schools including South Farnham School, Weydon School, St Polycarp's Catholic Primary School, Edgeborough, Frensham Heights, More House School and of course Barfield School.

For commuters, Farnham station provides regular services to London Waterloo in approximately 53 minutes. Road communications are excellent, with the A31 and A3 offering convenient access to London, the South Coast and the wider motorway network. The nearby A331 Blackwater Valley Route links directly to the M3, M25 and Heathrow Airport.

Crooksbury Road, GU10

Approximate Gross Internal Area = 399.5 sq m / 4300 sq ft
Approximate Garages Internal Area = 140.2 sq m / 1509 sq ft
Approximate Total Internal Area = 539.7 sq m / 5809 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours

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