



# Shaynee Lodge

Well Road | Crondall | Farnham | GU10 5HJ

Asking Price £2,000,000      Freehold



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Shaynee Lodge – A striking 2022 barn conversion of over 4,200 sq. ft, featuring a dramatic 44ft open-plan living space, four en suite bedrooms, and cutting-edge eco technology. Set on the Surrey/Hampshire border with west-facing gardens, carport, garage, and stunning countryside views.

- Contemporary barn conversion completed in 2022
- Striking 44ft open-plan living and entertaining space with double-height ceiling
- Three additional reception rooms with parquet flooring and full-height windows
- Future-proof eco features: water source heat pump, underfloor heating, air conditioning
- Integrated garage, detached double carport, and extensive driveway parking
- Over 4,200 sq. ft of stylish, light-filled internal accommodation
- Sleek kitchen with central island and integrated Miele appliances
- Four en suite double bedrooms, including luxury principal suite with dressing room
- West-facing wrap-around gardens with large terrace and countryside views
- Peaceful Surrey/Hampshire border location with excellent schools and transport links nearby

Shaynee Lodge – Contemporary Barn Conversion with Panoramic Views





Completed in 2022, Shaynee Lodge is a striking contemporary barn conversion offering over 4,200 sq. ft of beautifully designed internal accommodation. Combining cutting-edge style with natural materials, the property boasts far-reaching countryside views, an abundance of natural light, and an exceptional layout ideal for both family living and entertaining.

The front of the house features three elegant reception rooms – a well-proportioned sitting room, a dining room, and a study – each with full-height windows and wooden parquet flooring. At the heart of the property lies a spectacular central reception hall with a floating walnut staircase, which opens to a magnificent 44ft open-plan living and entertaining space. With a double-height ceiling and dramatic glazing, this area provides a true sense of light and scale. The sleek kitchen is fitted with contemporary units, a central island, and integrated Miele appliances, while offering generous space for both dining and relaxed seating.



Upstairs, a galleried landing overlooks the living area below and leads to four well-appointed double bedrooms, each with built-in storage and en suite facilities. The luxurious principal suite is complete with a dressing room, en suite bathroom, and air conditioning for year-round comfort.

Shaynee Lodge incorporates a host of modern, future-proof technologies, including a water

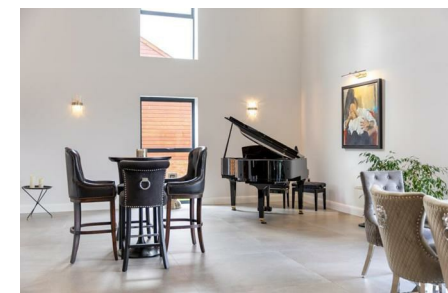


source heat pump, underfloor heating throughout, and energy-efficient systems designed for long-term sustainability.

Set within a small development of just five former farm buildings, the property enjoys a private yet community feel. A shingle driveway provides access, with plentiful parking available via an integrated garage and a detached double carport. The west-facing wrap-around garden is laid mainly to lawn, bordered by post-and-rail fencing, and enjoys uninterrupted rural views. A large terrace provides the perfect setting for al fresco dining and entertaining.

Shaynee Lodge occupies a peaceful position on the Surrey/Hampshire border, between the desirable villages of Crondall and Bentley. Both offer village shops, pubs, recreation grounds, halls, and primary schools, while the nearby Georgian market town of Farnham provides excellent shopping, cultural, and leisure facilities, as well as a wide choice of state and private schools. Leading independent schools in the area include St Nicholas' School, Frensham Heights, Charterhouse, and Lord Wandsworth College.

Transport connections are excellent: Farnham station (five miles) offers fast services to London Waterloo, while the A31, A3, and M25 give easy access to London, Heathrow, Gatwick, and the south coast. Junction 5 of the M3 is just six miles away.





Shaynee Lodge, The Corn Barns Well Road, Crondall, Surrey  
 Main House internal area 4,211 sq ft (391 sq m)  
 Garage & Carport internal area 698 sq ft (65 sq m)  
 Total internal area 4,909 sq ft (456 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 88                      | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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