

Crooksby Road, Farnham, GU10

Approximate Area = 2860 sq ft / 265.7 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Total = 2895 sq ft / 268.9 sq m
 For identification only - Not to scale

Denotes restricted
head height



CROOKSBURY ROAD, FARNHAM, SURREY, GU10

OIEO £1,300,000

Set within secluded grounds on the edge of The Sands, a substantial family home that has recently been remodelled and modernised to a high specification.

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ACCOMMODATION

- Impressive open plan kitchen/breakfast/family hub room
- Vaulted ceilings
- Turnkey finish
- Three reception rooms
- Study, utility room and cellar
- Four double bedrooms
- Three bathrooms
- Village location
- Private setting

DESCRIPTION

Approached via an in and out driveway, this expansive family home is set within a private semi-rural position.

This spectacular family home offers trendy turnkey living that is located within a prime village location, only moments away from Farnham Golf Club and Runfold Woods. The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

The downstairs accommodation is well laid out and upon entering, the grand vaulted entrance hall leads to a recently fitted, bespoke open plan kitchen/breakfast/family room with huge central island, Quartz stone worktops and oak breakfast bar and triple sliding doors, adjoining utility room with door to side, downstairs cloakroom, cellar. There is an impressive sitting room with vaulted ceiling, snug room, study and access to the cellar. There is underfloor heating throughout the ground floor accommodation.

Towards the left wing of the property, there is a double bedroom with large bay window and recently fitted en suite shower room, double bedroom with bay window, further double bedroom and large family bathroom with separate shower.



To the first floor is an impressive principal bedroom suite with en suite bathroom with separate shower, dressing area and landing with plentiful storage.

Outside

The property sits back from the road with a large gravelled in and out driveway providing ample parking for several cars and the front is enclosed by mature hedging. Towards the rear of the property there is a large level garden that is well screened on all sides providing upmost privacy. There is a limestone patio with seating area.

LOCATION

This property is situated on the eastern fringe of Farnham, on the edge of The Sands where there is a public house and golf course. The Georgian market town of Farnham is 2.3 miles away, offering an extensive range of branded and independent shops, and supermarkets including Waitrose. Coffee shops and eateries include, Cote and Gail’s Bakery with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. The town hosts many annual events, fairs and markets.

The A31 is close by and provides swift access to the A3, M3 (Junc. 4) and the national motorway network as well as Heathrow, Gatwick and Southampton airports. The mainline railway station in Farnham operates regular trains to London Waterloo.

There are a good number of schools nearby including Barfield, Aldro, Charterhouse, Royal Grammar School, Guildford High School, Prior’s Field and Frensham Heights.

Sporting facilities include tennis at The Bourne Club, golf at Hankley Common, Puttenham and Farnham, sailing on Frensham Ponds & the south coast and the David Lloyd Health Club. The property enjoys easy access to many bridleways and footpaths including the North Downs Way.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls.