

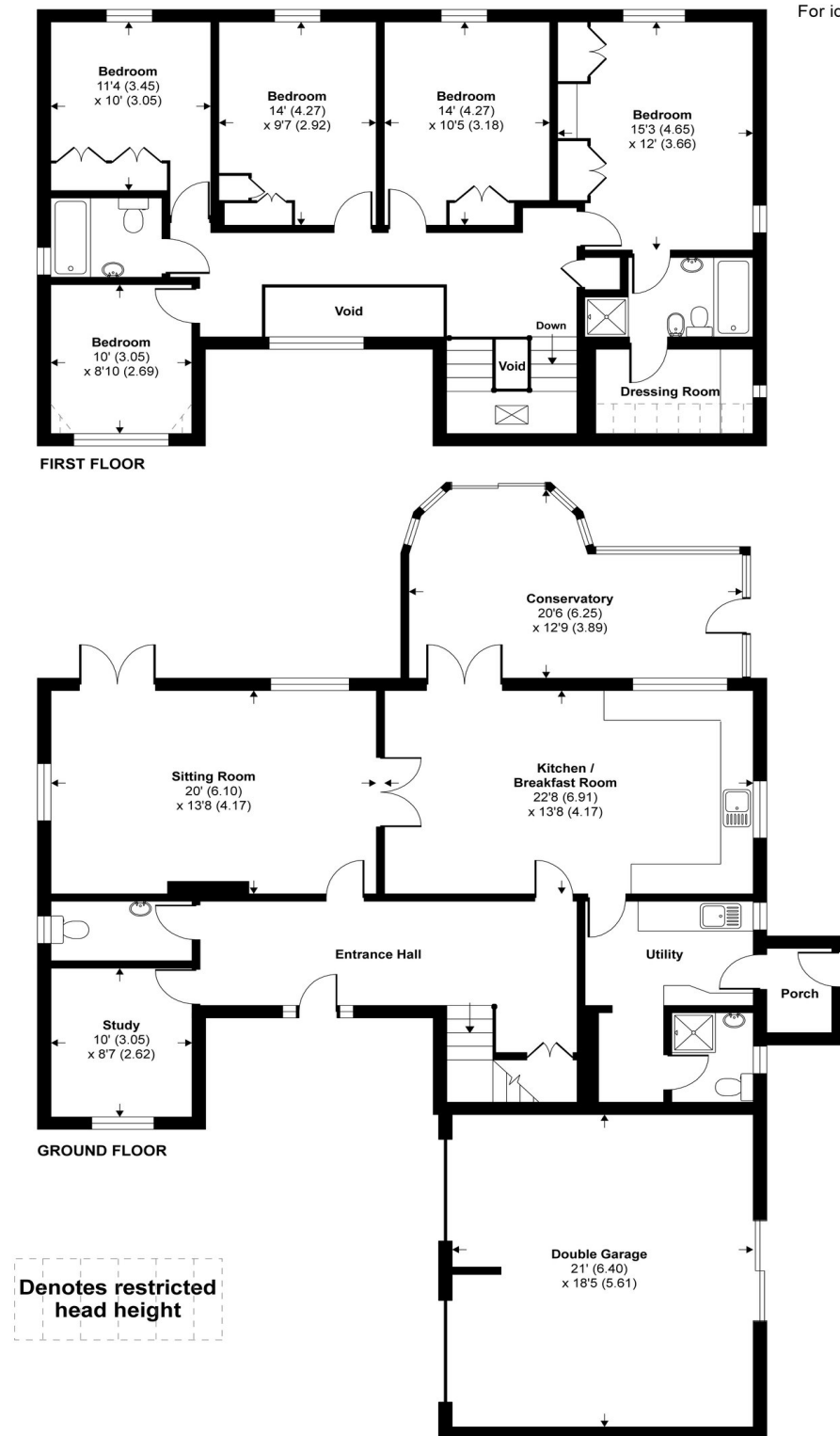
Redlands Lane, Crondall, Farnham, GU10

Approximate Area = 2768 sq ft / 257.1 sq m (includes garage & excludes voids)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 2793 sq ft / 259.4 sq m

For identification only - Not to scale



Redlands Lane, Crondall, Farnham, GU10

Guide Price £1,200,000

The substantial property is tucked away down a private lane and situated in the ever so popular village of Crondall. The home is approached via electric gates and benefits from gardens just under 0.5 acres and has a variety of country walks on its doorstep.

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Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 753811

ACCOMMODATION

Substantial family home

Open plan

Three reception rooms

Double garage

South facing rear garden

Immediate access to footpaths

Walking distance to Crondall village

No chain

DESCRIPTION

The substantial property is tucked away down a private lane and situated in the ever so popular village of Crondall. The home is approached via electric gates and benefits from gardens just under 0.5 acres and has a variety of country walks on its doorstep.

The property comes to the market with no onward chain and comprises wide and imposing entrance hallway, dual aspect sitting room with open fireplace and doors leading out onto the terrace, fully fitted open plan kitchen/breakfast room, generous conservatory with doors out onto the terrace, study, utility room, downstairs cloakroom, porch/boot room and a separate shower room.

Upstairs the principal bedroom has an en suite bathroom with separate shower, dressing room, built in wardrobes and a particular feature are the wonderful views across the gardens. From the gallery landing there are four further double bedrooms and a family bathroom.

Outside the beautifully landscaped gardens are private and well screened being framed by mature specimen trees. There is a substantial area of level lawn and the gardens have been well stocked with mature shrubs, plants and flowers. The garden has the benefit of facing in a southerly direction and there is a large patio that extends the length of the property. To the front the property is approached via a long-gravelled driveway leading to a large parking area for numerous cars, front entrance and integral double garage.

LOCATION

Redlands Lane lies close to the centre of the pretty and popular village of Crondall, yet close to open farmland with many excellent country walks on the doorstep. This quintessential English village has excellent facilities including the highly-regarded school, well-attended church, two public houses, a village shop/post office, cricket ground, bowls club, doctors’ surgery, tennis court and golf course.

