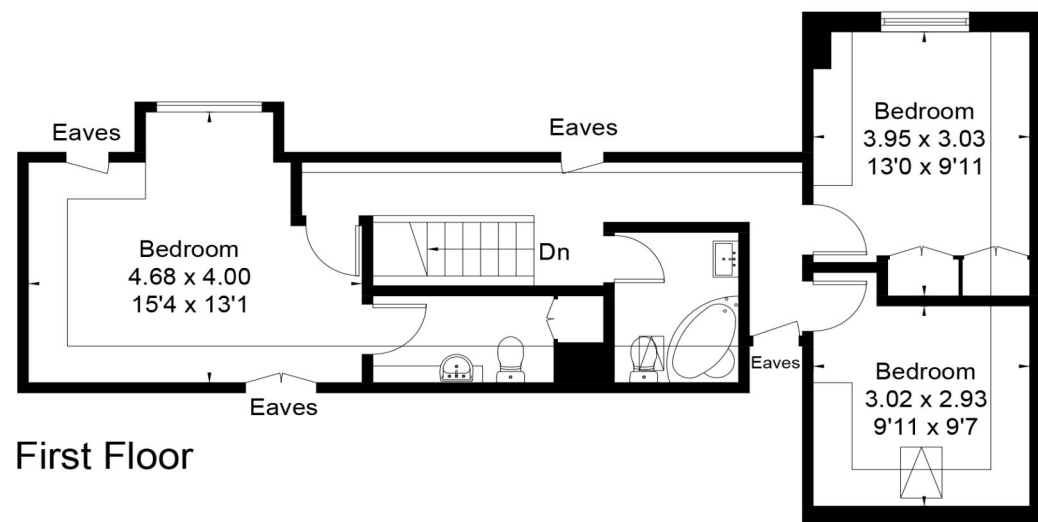
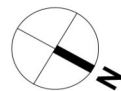
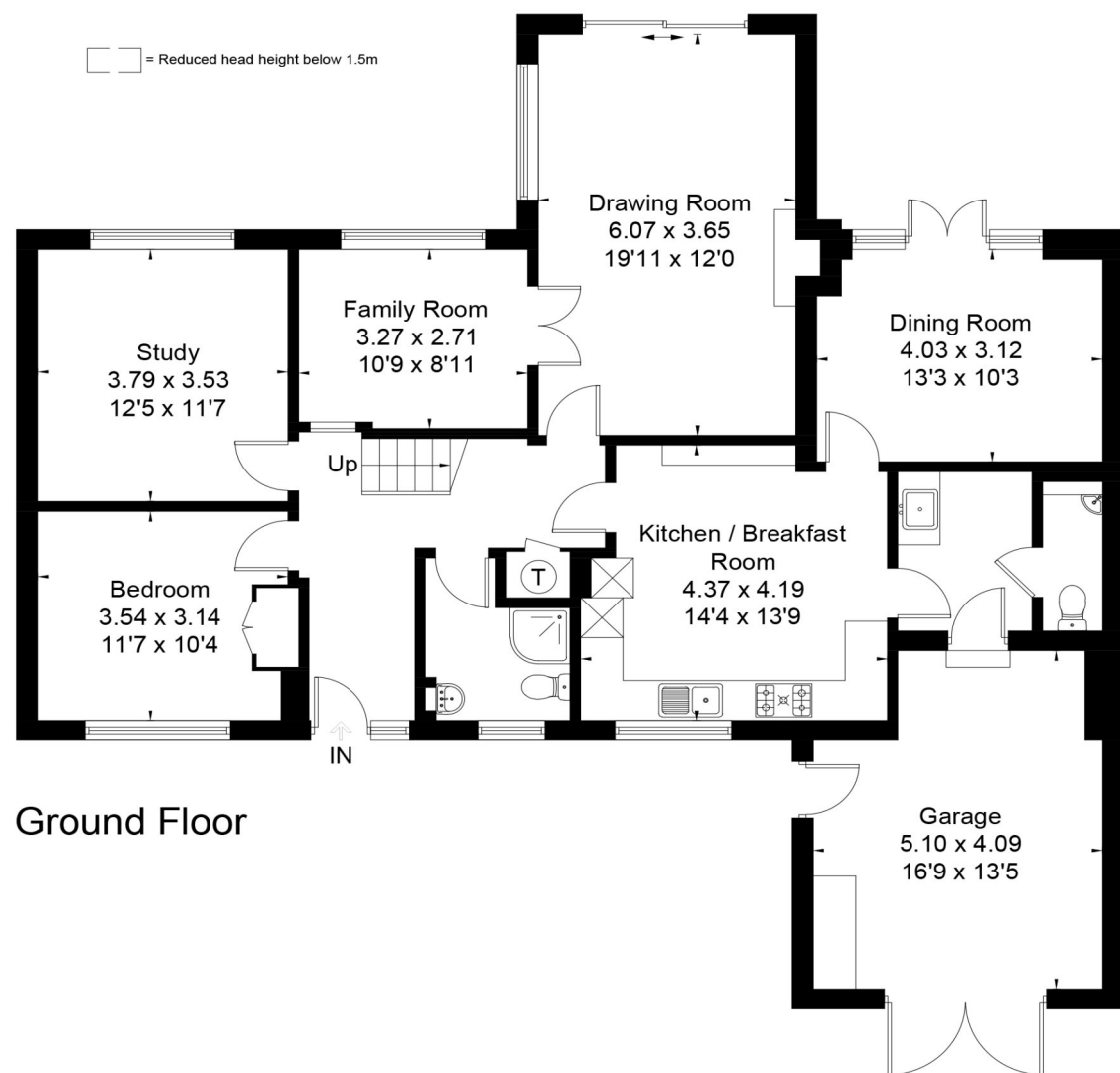


Approximate Area = 195.8 sq m / 2107 sq ft
Including Limited Use Area (16.1 sq m / 173 sq ft)



First Floor

= Reduced head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 268649



Dippenhall Street, Crondall, Farnham, Surrey, GU10

Guide Price £895,000

A delightful detached five bedroom house close to the village centre of Crondall offering versatile accommodation with a beautiful southerly garden. EPC Rating (D)

Tel 01252 733042

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ACCOMMODATION

Two reception rooms/bedrooms, Living Room, Music Room, Kitchen, Dining Room, Shower Room, Utility Room, WC, Master bedroom with ensuite, two further double bedrooms, Family Bathroom, Wide single garage, garden,

DESCRIPTION

The solid wood front door leads to the bright and spacious entrance hall and through to a double bedroom with built in storage, the study offers views over the garden. The downstairs shower room has a wc, sink and a cubicle shower unit and heated towel rail. From the hall the spacious Kitchen/breakfast room has a tiled floor, modern eye-level and base units, single bowl sink, double oven, gas hob, dishwasher, large larder and space for a kitchen table and chairs, with access to the utility room with butler sink, further eye-level and base units and space for washing machine and tumble dryer, a door to the garage and separate WC. From the kitchen a glazed door leads to the dining room with French doors offering views over the garden and a terrace suitable for alfresco dining. The bright and airy double aspect drawing room has an open fire place with marble and white wooden surround, a large picture window and patio doors leading to the terrace and garden, double doors lead through to the family room with a round feature window.

From the hallway the stairs lead to the first floor and master bedroom with plenty of eaves storage and offers views over the garden, the ensuite comprises of wc and basin and a large wardrobe, two further double bedrooms one with built in wardrobes and plenty of eaves storage and a family bathroom with corner bath and shower over, basin, wc and heated towel rail.



OUTSIDE

The rear garden is laid mainly to lawn with shrubs and borders and winding paths with mature trees. There is pear, plum and apple trees a vegetable garden a further patio and two garden sheds. There is a delightful terrace which is ideal for outside entertaining. The front garden is laid mainly to lawn with ample parking.

LOCATION

The property lies close to the centre of the popular village of Crondall, close to the heart of the village. Nearby is open farmland with plenty of country walks. This quintessential English village has excellent facilities including the highly-regarded school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course.

The historic market towns of Farnham, Odiham and Fleet offer a good range of High Street and independent shopping, recreational and educational facilities with the more extensive facilities of Guildford approximately 14 miles away. This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within 1 hour.

SERVICES

All mains services are connected

LOCAL AUTHORITY

Hart District Council

DISCLAIMER

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 often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	