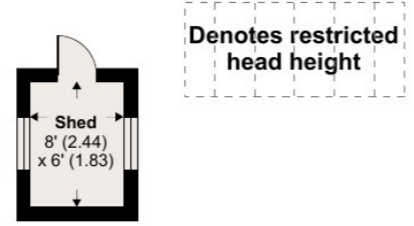


# Crondall, Farnham, GU10

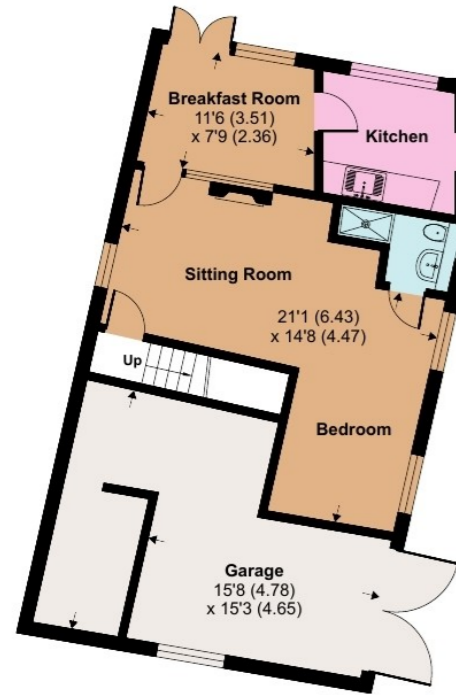
Approximate Area = 2693 sq ft / 250.2 sq m (includes garage)  
 Limited Use Area(s) = 151 sq ft / 14 sq m  
 Outbuilding = 48 sq ft / 4.5 sq m  
 Total = 2892 sq ft / 268.7 sq m  
 For identification only - Not to scale



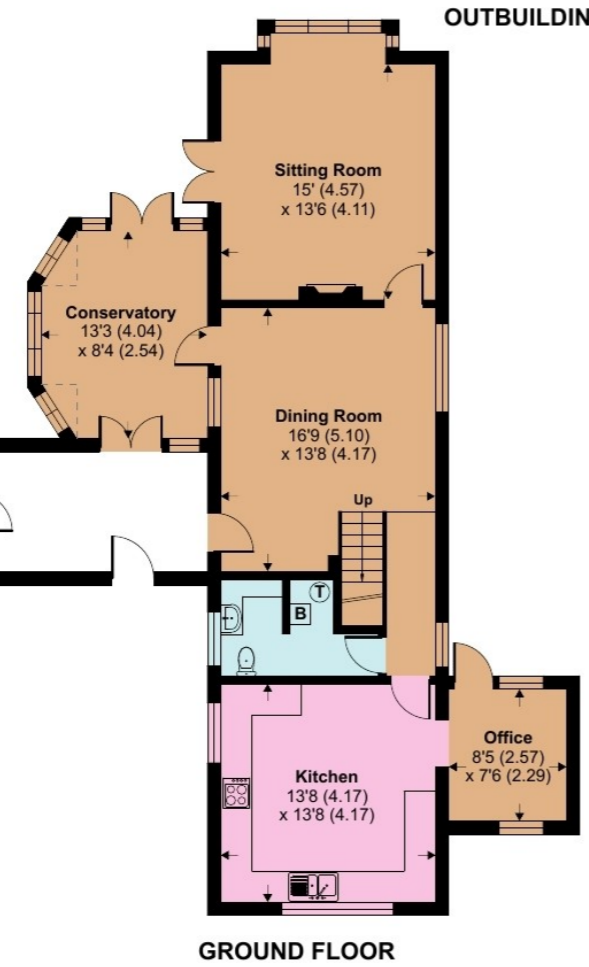
OUTBUILDING



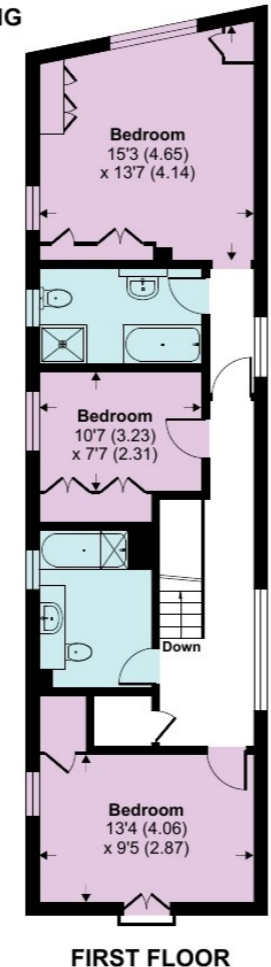
ANNEXE / GARAGE FIRST FLOOR



ANNEXE / GARAGE



GROUND FLOOR



FIRST FLOOR



## The Borough, Crondall, Farnham, Hampshire, GU10

Offers in excess of £800,000

This character home offers a self contained annexe, far reaching views and is situated moments from the village shop and post office.

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
 99 West Street, Farnham, GU9 7EN

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**Winkworth**



**ACCOMMODATION**

- Central village location
- Separate annexe
- Multi-generational living
- Home office
- Far reaching views
- Garage and large driveway
- Walking distance to village shop and public house

**DESCRIPTION**

Located in a central village position, this character property is situated only moments from the village store and public house.

The house is ideally situated within easy reach of local amenities including post office and some excellent countryside walks.

The ground floor comprises large inviting entrance hallway, dual aspect kitchen/breakfast room, dining room, dual aspect sitting room with bay window and feature fireplace, conservatory with French doors to garden, downstairs cloakroom/boot room, study/office.

Upstairs there is a principal bedroom with en suite bathroom, two further double bedrooms, family bathroom with separate shower and airing cupboard. All bedrooms have built in wardrobes.

The annexe is set to one side of the property through a main entrance hallway and comprises a kitchen/dining room which has a door onto a courtyard-style garden, a separate sitting room with a fantastic original open fireplace and a double bedroom with a shower room.

There are also stairs going to a room above which has a skylight window and can be used as another bedroom, office or games room.

The mature rear garden is mainly laid to lawn and has an array of



mature trees, hedges, shrubs and seasonal perennials. Towards the back of the garden are magnificent far reaching views and to the front there is a gravelled driveway with ample parking space for numerous vehicles and a garage providing storage space.

**LOCATION**

The Borough 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.

The historic market towns of Farnham and Odiham 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.

**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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	