



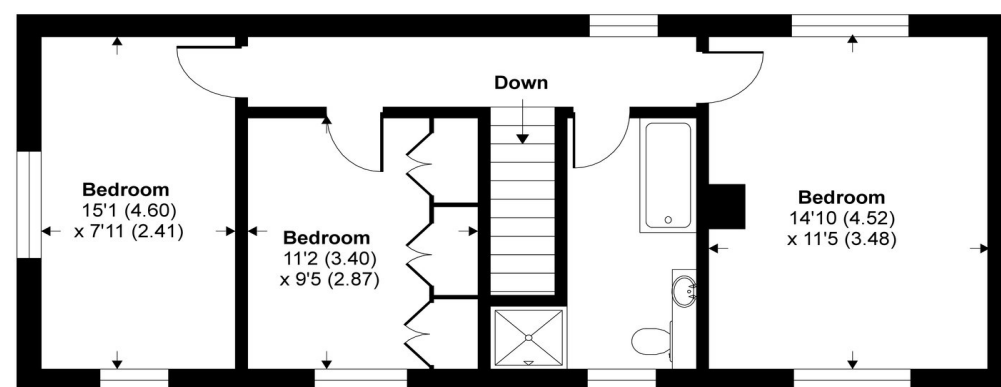
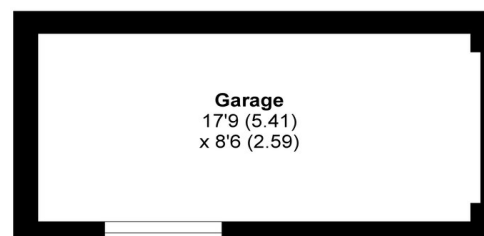
Dippenhall Street, Crondall, Farnham, GU10

Approximate Area = 1205 sq ft / 111.9 sq m

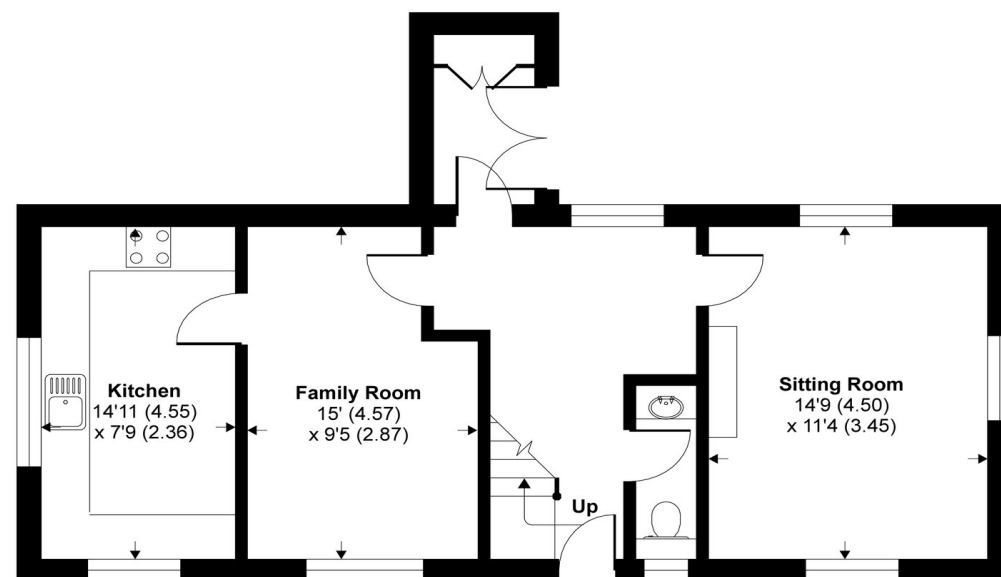
Garage = 152 sq ft / 14.1 sq m

Total = 1357 sq ft / 126.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 791399



Townsend Cottages, Dippenhall Street, Crondall, Farnham, GU10

Offers in excess of £650,000

Located in a semi-rural position, this charming and well-presented property benefits from two large reception rooms and single garage.

Tel 01252 733042

Email Farnham@winkworth.co.uk

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ACCOMMODATION

- Character property
- Immaculately presented
- Two reception rooms
- Three double bedrooms
- Wood burning stove
- Detached garage and driveway
- Pretty secluded gardens
- Walking distance to village and countryside walks

DESCRIPTION

Having been well looked after by the current owner, this characterful and rather tasteful property offers the next homeowner turnkey living.

The accommodation is spacious throughout and comprises smart entrance porch, welcoming entrance hallway, fully fitted kitchen/breakfast room, triple aspect sitting room with wood burning stove, large family room, downstairs cloakroom, understairs cupboard.

To the first floor there is a large double aspect principal bedroom, two further double bedrooms, one with smart fitted wardrobes, family bathroom with separate shower.

Outside the house sits well in its plot and the well-established wrap around garden consists of flat lawn area, gravel pathways, two patio areas, flower beds, mature shrubs and offers a high degree of privacy. To the side there is a gravelled driveway, and detached garage.

LOCATION

This delightful property is superbly located not far far from the village centre of Crondall on the Surrey/Hampshire border. This is a very highly regarded village, well known for its many pretty period houses, active village community, popular countryside walks and excellent range of local amenities including the village shop, cricket and recreation ground, most charming church, character Inns and highly rated village school all surrounded by open farmland with superb walking and riding country. Communications are excellent with the M3 within easy reach as are the local towns of Farnham and Fleet both providing a wide range of further amenities, extensive school options together with a choice of mainline stations to London Waterloo within the hour. The road network similarly provides extra access to principal airports and the coast utilising the national motorway network.



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

