

Pankridge Street, Crondall, Farnham, GU10

Approximate Area = 1251 sq ft / 116.2 sq m

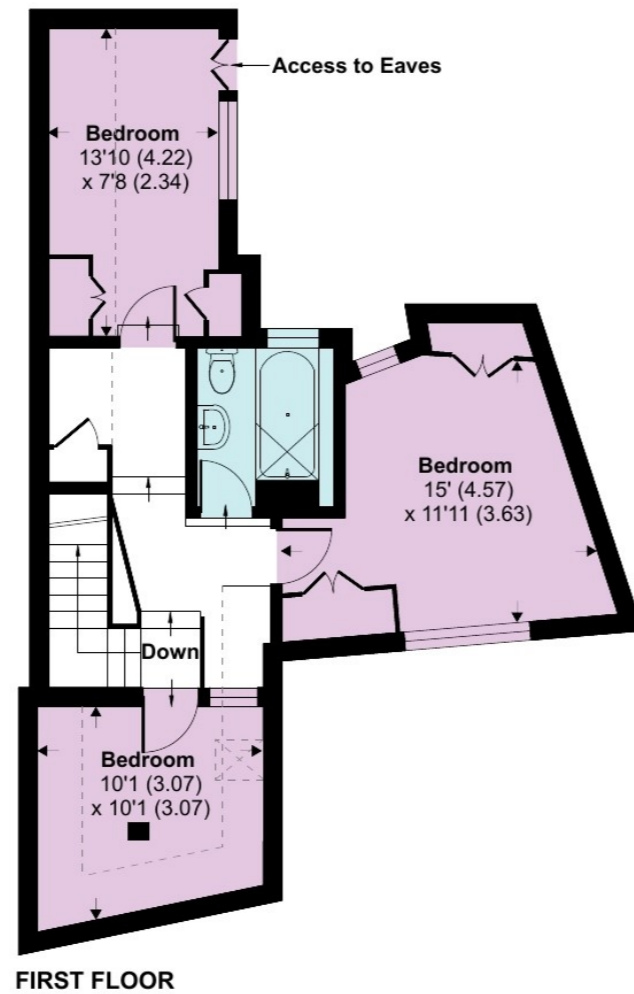
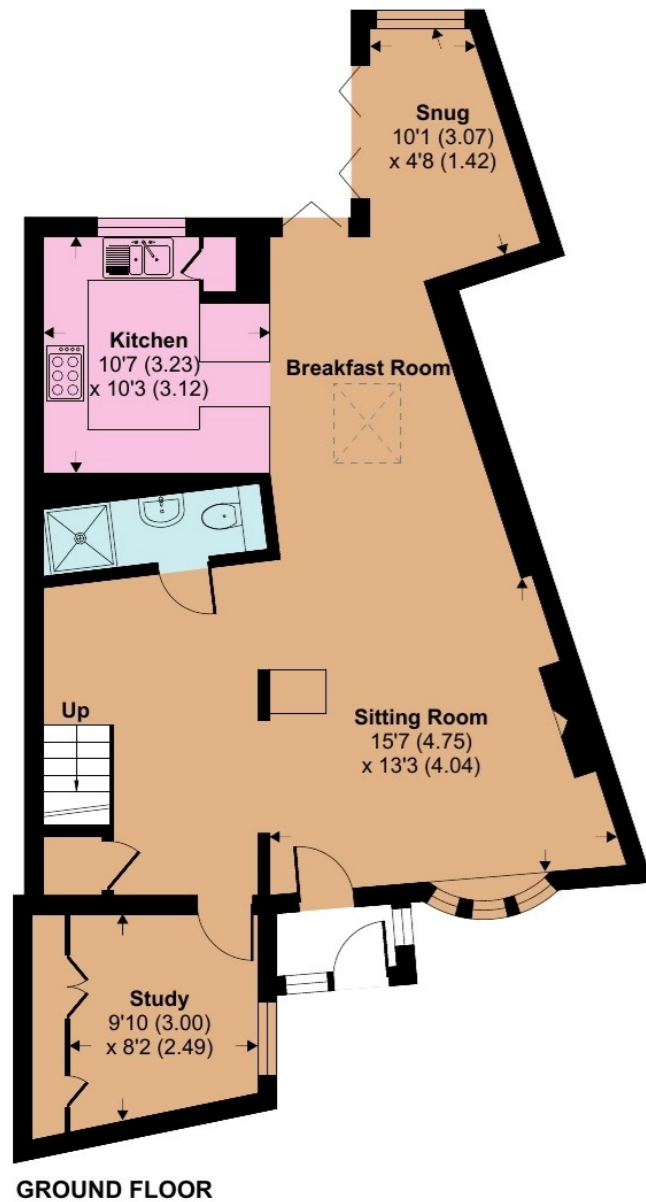
Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Denotes restricted head height



Pankridge Street, Crondall, Farnham, Hampshire, GU10

Guide Price £700,000

This delightful period cottage offers attractive accommodation and plenty of character.

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ACCOMMODATION

- Charming cottage
- Open plan ground floor
- Bi-folding doors to decked area
- Three bedrooms
- Private enclosed garden
- Quintessential Hampshire village
- Immediate proximity to village amenities
- On street parking
- Wonderful rural walks on the doorstep
- No onward chain

DESCRIPTION

The cottage has been extended at the rear to provide contemporary, open plan living with plenty of natural light.

The ground floor comprises entrance porch, sitting room with wooden flooring and woodburning stove, tasteful kitchen with range cooker and integrated appliances, dining area with skylight overhead, garden room with bi-fold doors onto the garden, private study, downstairs shower room.

On the first floor there are three well-presented bedrooms including the principal bedroom with fitted storage. There is a family bathroom and landing area.

At the front of the cottage there is a newly built picket fence with gate opening onto a small paved front garden with space for pot plants. The rear garden is west-facing and includes an area of timber decking and a lawn, enclosed by red brick walls and bordered by established hedgerow.

Parking is available on-street along Pankridge Street.



LOCATION

This cottage 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+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	