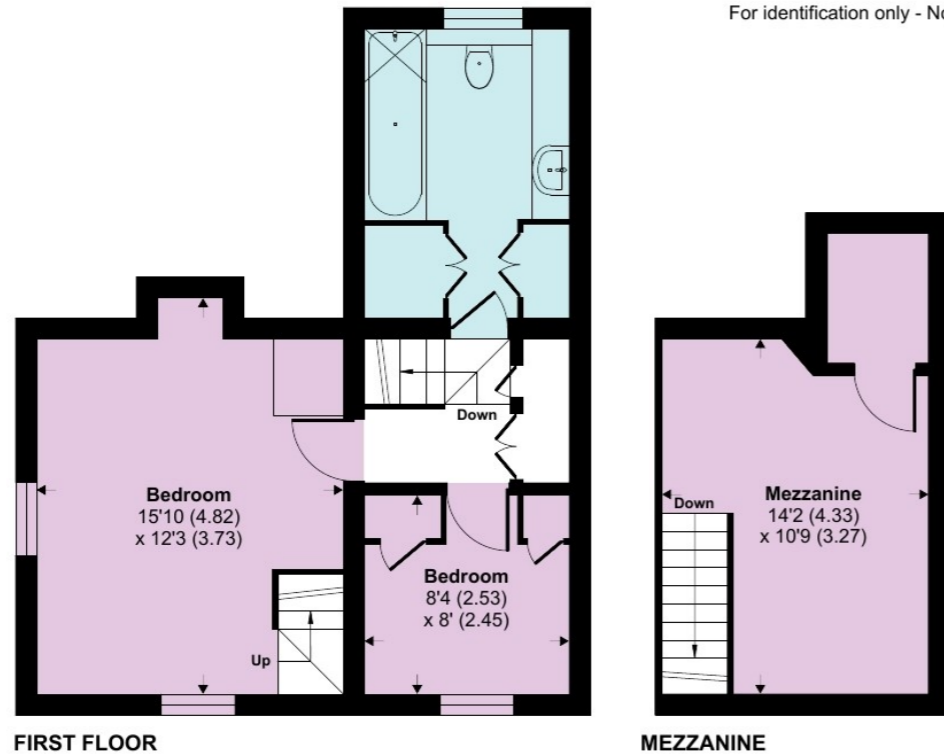


# Crondall Lane, Farnham, GU10

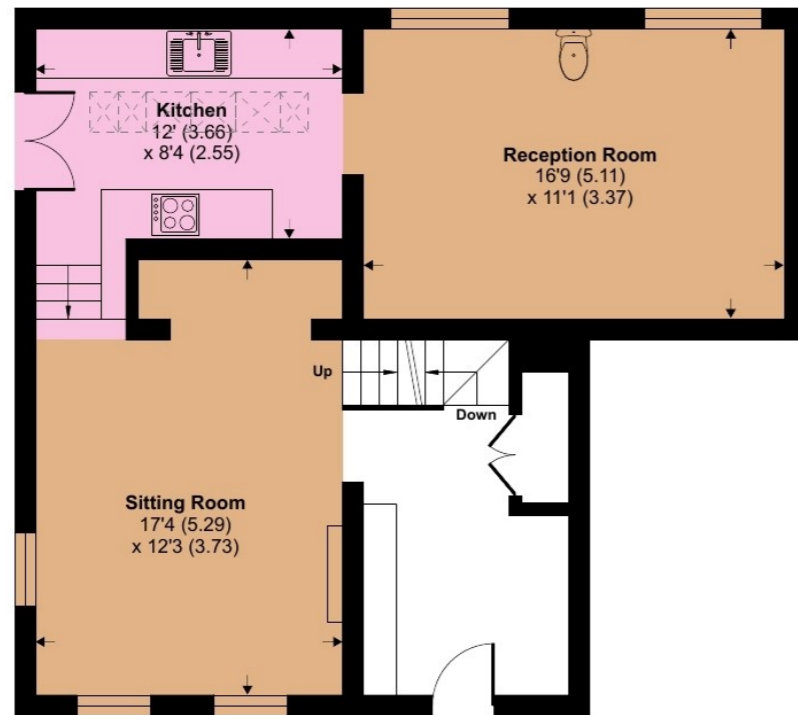
Approximate Area = 1357 sq ft / 126.1 sq m

For identification only - Not to scale



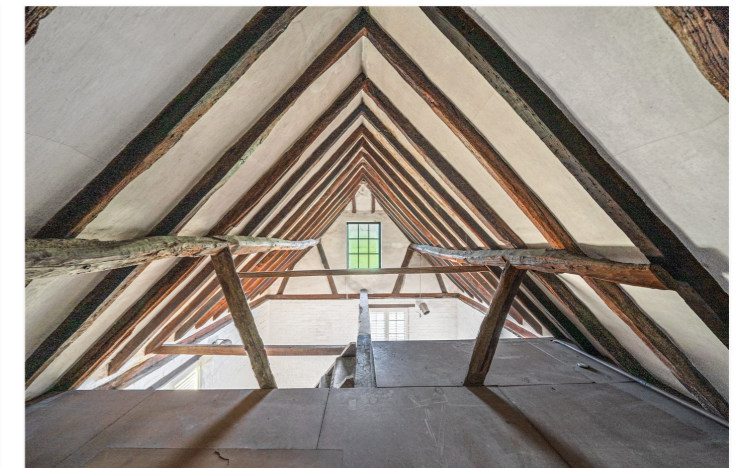
FIRST FLOOR

MEZZANINE



LOWER GROUND FLOOR

GROUND FLOOR



## CRONDALL LANE, DIPPENHALL, FARNHAM, SURREY, GU10

Guide Price £550,000

Set in this private position, a fantastic opportunity to refurbish this charming cottage in need of updating.

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

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 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



**ACCOMMODATION**

- Enchanting cottage
- 1,357 square feet
- Further potential
- Cellar
- Parking
- Private garden
- Immediate access to countryside walks
- No onward chain

**DESCRIPTION**

Situated in a rural position in the village of Dippenhall, this character cottage comes to market with no onward chain and offers a unique opportunity.

The ground floor comprises large entrance hallway leading onto double aspect sitting room with inglenook fireplace and stairs leading to cellar, kitchen with vaulted ceiling and French doors front, further reception room.

On the first floor currently there is a principal bedroom with a large mezzanine, further bedroom with built in wardrobes, large family bathroom and further storage cupboard.

Externally the south-easterly facing rear garden benefits from a high degree of seclusion. The garden contains a mixture of bedding, shrubbery and small trees. There is off road parking to the rear of the garden.

Currently the residents' pay £200 per annum to a residence association that pays for the upkeep of the driveway.



**LOCATION**

Occupying a beautiful, rural location, amidst open countryside at Dippenhall this house is positioned in its own grounds with views over woodland and fields. The local villages offer benefits such as primary schools; church and public houses, there is also an excellent choice of both private and public schools. Farnham itself is an historic former market town known for its medieval and Georgian buildings, beneath its castle and park with good cultural facilities and shopping. There is a commuter service to London Waterloo (55 mins) and access to the A31 Guildford to Winchester road connects at Farnham to the A331 link road to the M3 and the A3 at Guildford providing access to London, Gatwick and Heathrow airports.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band E

**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>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>7</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	