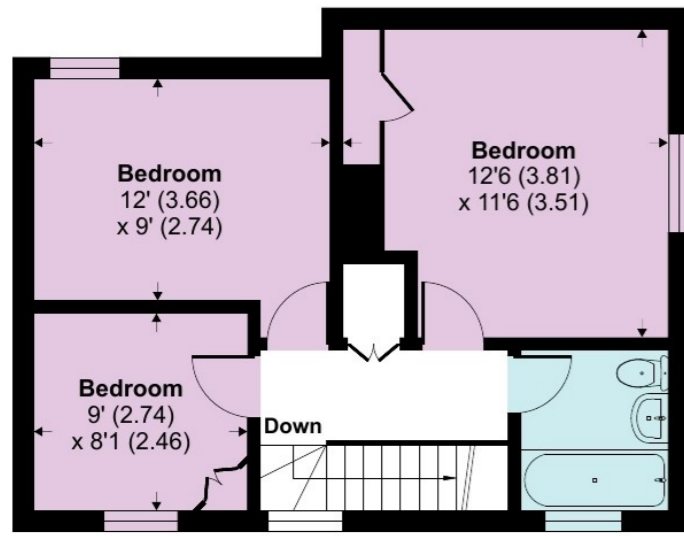


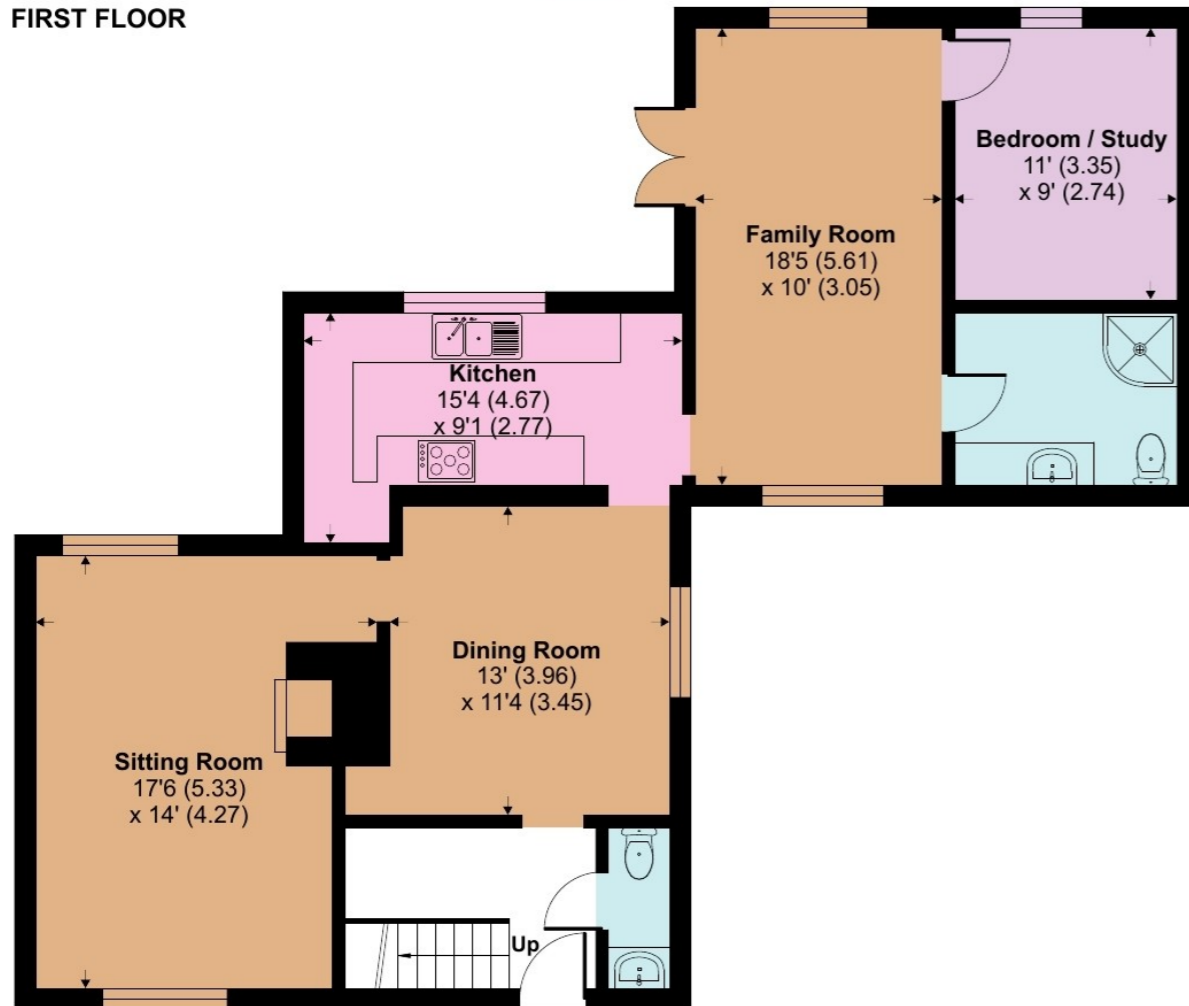
St. Cross Road, Crondall, GU10

Approximate Area = 1439 sq ft / 133.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



ST. CROSS ROAD, CRONDALL, FARNHAM, HAMPSHIRE, GU10

Guide Price £725,000

This character home offers a large amount of accommodation, close proximity to countryside walks and is situated in the popular village of Crondall.

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Winkworth



ACCOMMODATION

- Characterful family home
- Village location
- Three reception rooms
- Four bedrooms
- Large garden
- Parking for several vehicles
- Walking distance to village amenities

DESCRIPTION

This characterful family house offers comfortable, well-presented accommodation and sits within the much sought after Crondall village. The property boasts three reception rooms, large driveway, four bedrooms and a generous rear garden.

The property comprises welcoming entrance hallway, large dining room, adjoining fully fitted kitchen, double aspect family room with French doors onto patio, dual aspect sitting room with open fireplace, downstairs study/bedroom and large boot room/downstairs shower room.

The first floor accommodates the principal bedroom with built in wardrobes, one further double bedroom, one single bedroom and family bathroom.

Outside
Outside the rear garden face in a south-westerly direction and are well screened throughout by mature trees and shrubs allowing a most private space. Currently the garden is made up of a large lawn area with borders and a pretty array of small trees, shrubbery, decking area, patio and there is side access. To the front of the property, there is an EV car charger, good frontage and consists of large front lawn and driveway with parking for several cars.



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		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	