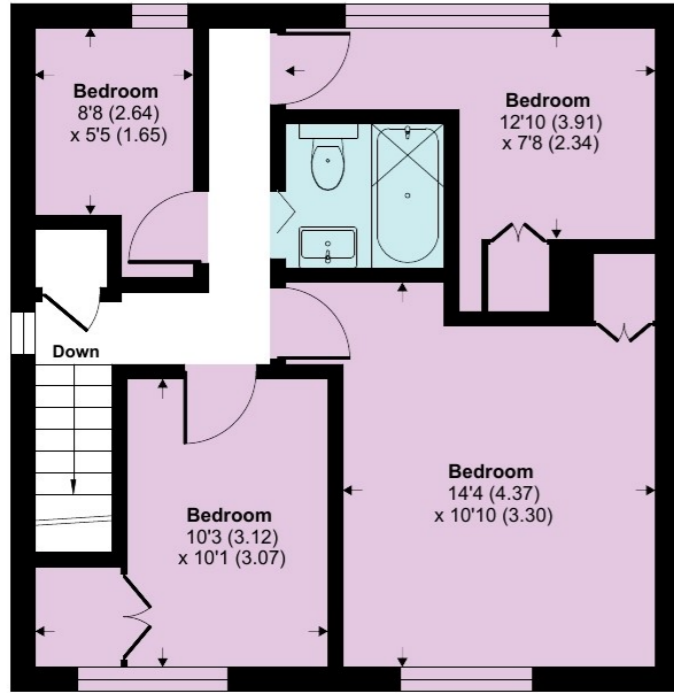
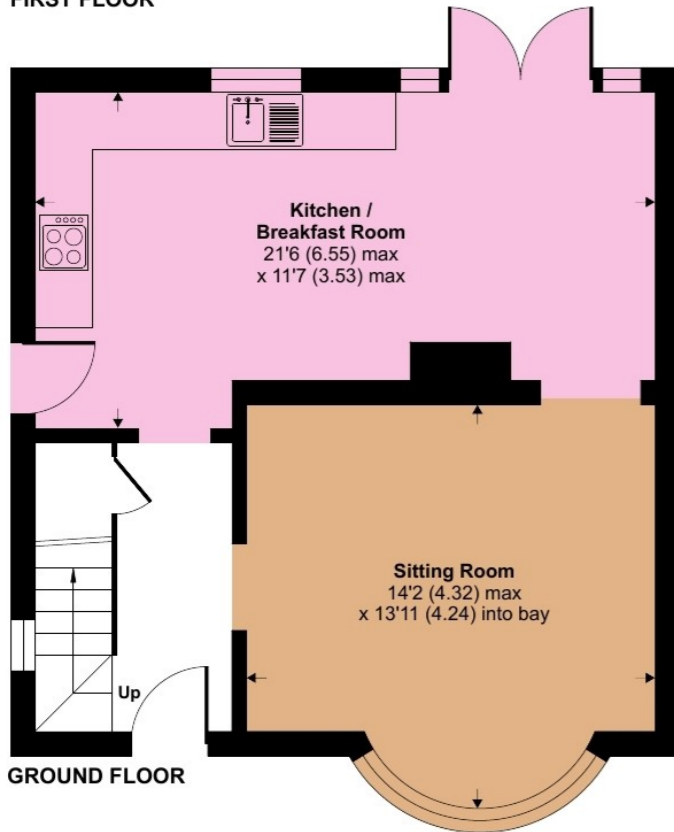


Green Springs, Crondall, Farnham, GU10

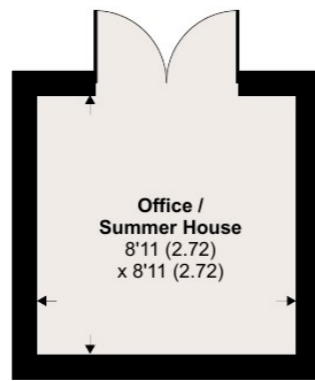
Approximate Area = 969 sq ft / 90 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 1050 sq ft / 97.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



GREEN SPRINGS, CRONDALL, FARNHAM, HAMPSHIRE

Guide price £485,000

This home has recently been refurbished throughout and offers close proximity to countryside walks and is situated in the popular village of Crondall.

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Winkworth



ACCOMMODATION

- Well presented family home
- Potential to extend (stpp)
- Four bedrooms
- Large garden
- Garden cabin office
- Driveway
- Walking distance to village amenities
- No onward chain

DESCRIPTION

This well presented family home offers comfortable, recently modernised accommodation and sits within the much sought after Crondall village.

The property boasts four bedrooms, large driveway, a generous rear garden, garden cabin/office and the property has huge potential to extend (subject to the necessary planning consents).

The property comprises inviting entrance hallway, large sitting room with bay window, open plan kitchen/breakfast room with French doors to rear and side door to courtyard, understairs storage cupboard.

The first floor consists of three double bedrooms, a single bedroom, recently modernised family bathroom and airing cupboard.

Outside
Outside the large rear garden is well screened throughout by mature trees and shrubs allowing a most private space. Currently the garden is made up of a large lawn area, entertaining patio, wooden decking, courtyard area, section of woodchip and a garden office cabin with



power and light. To the front of the property, there is a driveway with parking for three vehicles.

LOCATION

This property benefits from a brilliant location at the heart of Crondall village. The Hampshire Arms, which has been newly refurbished and been taken over recently by new owners, is at the bottom of the road & The Plume of Pheasant (the second pub in the village) is only a ten minute walk away. There are many excellent country walks on the doorstep as well as a brilliant village shop which benefits from its own Cook section, a highly-regarded school, well-attended church, cricket ground, bowls club, doctors' surgery, tennis court and Pencroft vineyard and cafe is also only a 20 minute walk away.

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 | Tax Band C

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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	