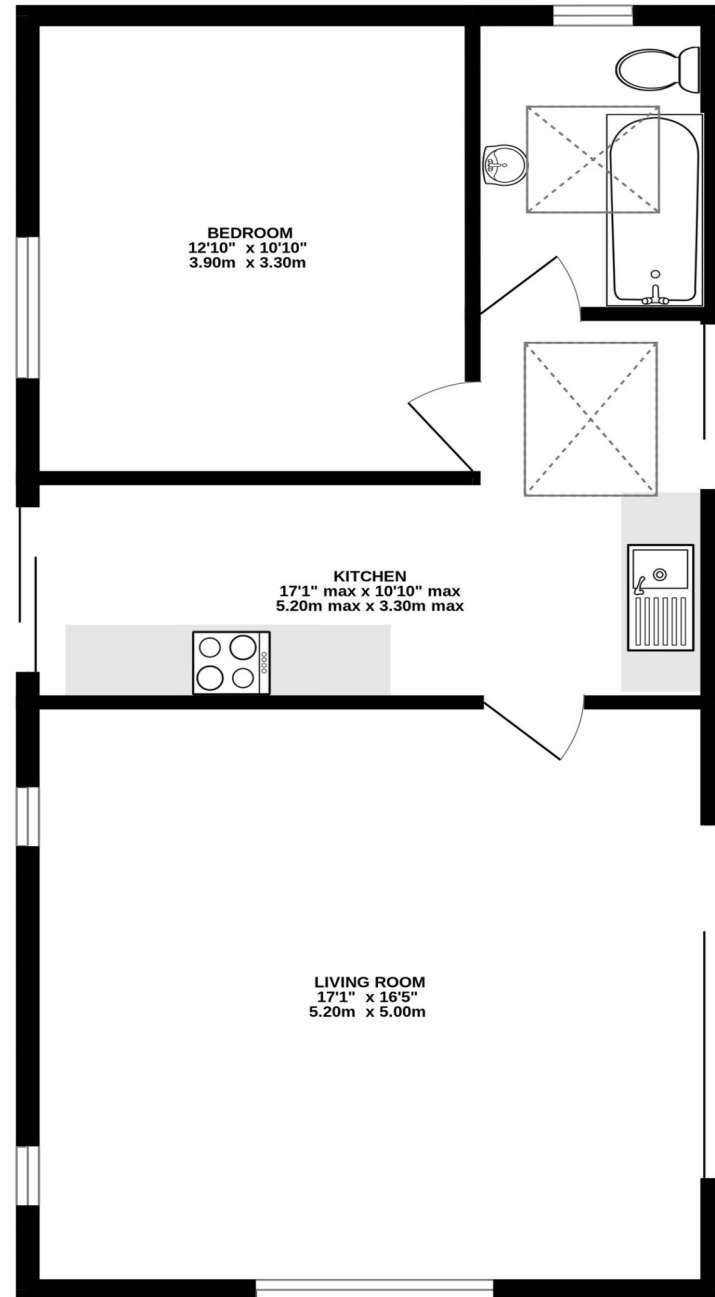


GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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99 West Street, Farnham, GU9 7EN

**Winkworth**

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



**Redlands Lane, Farnham, Hampshire, GU10**

**Guide Price £950 per month**

A fabulous self-contained ground floor one bedroom annex set in a charming village location. Available now. Utility bills included. EPC

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

**Winkworth**



**ACCOMMODATION**

- Village location
- Light and spacious accommodation
- Furnished
- Off road parking

**DESCRIPTION**

Nestled in the heart of a charming village, this modern ground floor self-contained one bedroom annex offers a perfect blend of comfort and convenience. Boasting a spacious bedroom, living room and kitchen, the property is offered furnished. Added benefit of off-street parking. Don't miss the opportunity to make this annex your home and enjoy the peaceful village lifestyle it offers. Contact us today to arrange a viewing and discover all the wonderful features this property has to offer.

Please note that the annex is completely self contained but does not have a washing machine.

**OUTSIDE**

There is one parking space plus a guest space. Although the grounds are communal, there is a small secluded area by the annex that the Tenant may use.

**SERVICES**

Electricity, water, council tax and wifi included in the rent. No gas



**LOCATION**

Redlands Lane 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 tenant that these 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 particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	93	93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	