



Pankridge Street, Crondall
Farnham, Hampshire, GU10



Beyond your expectations

A spacious 5 bedroom family house close to the village centre.

Hamptons International

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Sitting room | dining room | cloakroom | kitchen breakfast room | utility room | master bedroom with en suite bathroom | 4 further bedrooms | family bathroom | 1 bedroom self contained annexe | garage | ample parking | gardens and grounds of 0.6 of an acre | NO ONWARD CHAIN.

Guide Price £950,000 Freehold

Description

The property is an attractive and spacious 5 bedroom family home offering comfortable accommodation totalling some 2600 sq feet of space across two floors with the added benefit of a self contained 1 bedroom annexe. The house has a pleasing south/east aspect to the rear elevation offering a light and airy feel throughout the ground floor receptions and first floor bedrooms. There is a good amount of flexibility in the house ideal for a growing family and opportunity for further enlargement if required subject to planning permission. In all a spacious family home tucked out of the way in the heart of the village centre with a most wonderful gardens.

Outside

The house is approached from the village centre along a private lane of just 4 houses leading to ample parking for numerous cars over a gravel covered driveway across the front and side elevations. There is a centre raised flower bed and access to an integral garage with double opening doors. There is pedestrian and vehicle access into the rear garden with a good sized patio and seating area adjoining the rear of the house ideal for entertaining and relaxing. The rear gardens are mostly laid to lawn facing south and south east. There are mature trees and shrubs at boundaries offering a degree of privacy and seclusion. The gardens and grounds total just over 0.6 of an acre with space for a summerhouse or office, tennis court or swimming pool if required as the garden is mostly flat and lawned.

Location

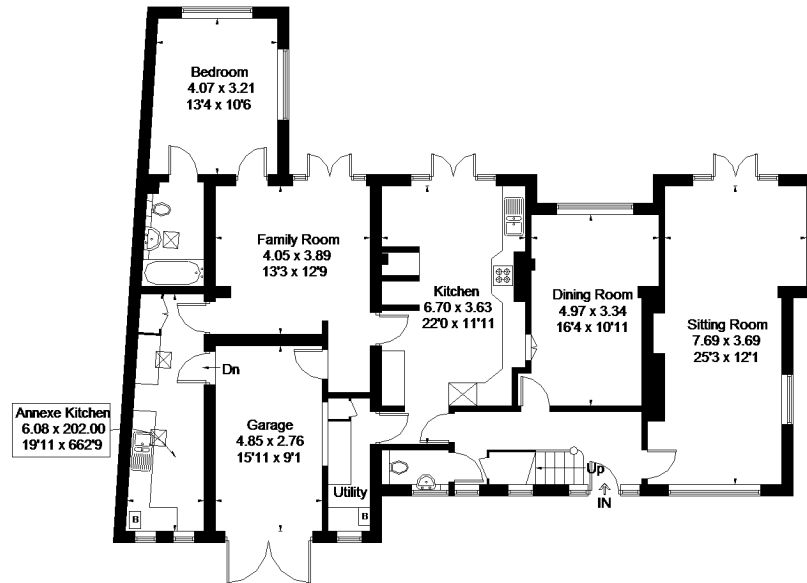
This spacious house is tucked away from view off Pankridge Street via a private lane leading to a small cul de sac of four individual houses. The property is a short level walk to the village centre, church, primary school, two pubs and a golf course. The house offers a good degree of privacy and seclusion boasting ample gardens of some 0.6 of an acre. Crondall itself is a highly regarded village full of period cottages and manor houses, with a real sense of community and is situated on the Surrey / Hampshire border and has good local facilities. Farnham is only a short distance away offering a comprehensive range of shopping and leisure facilities, as well as a mainline station on the London Waterloo line. The surrounding area boasts many miles of open countryside and farmland ideal for walking, cycling and riding. There is easy access to the M3 and the A3 via the A31 both providing good access to the national motorway network. Heathrow and Gatwick are accessible from this location.



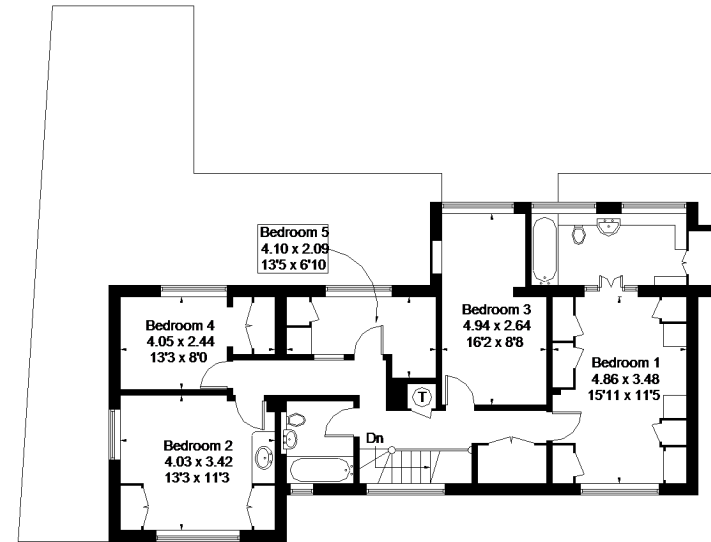
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Pankridge Street, Crondall, Farnham

Approximate Gross Internal Area = 244 sq m / 2626 sq ft
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 160789

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

