



Redlands Lane, Crondall, Farnham, Surrey

Price Guide £995,000

# Redlands Lane, Crondall, Farnham, Surrey

An individual five bedroom detached family home on a wonderful plot of approximately three quarters of an acre tucked away in a convenient position within the heart of the charming village of Crondall.

To the ground floor there is a 22' entrance hall with a turning staircase to the first floor. The 20' dual aspect living has an open fireplace and French doors onto the rear garden. The 22' kitchen/breakfast room is fitted with a range of units with a built-in double oven, five ring gas hob and double doors into the 22' Victorian style conservatory that leads onto the rear garden. There is a useful utility room also off the kitchen with an inner hall leading to the ground floor shower room and large 22' family room.

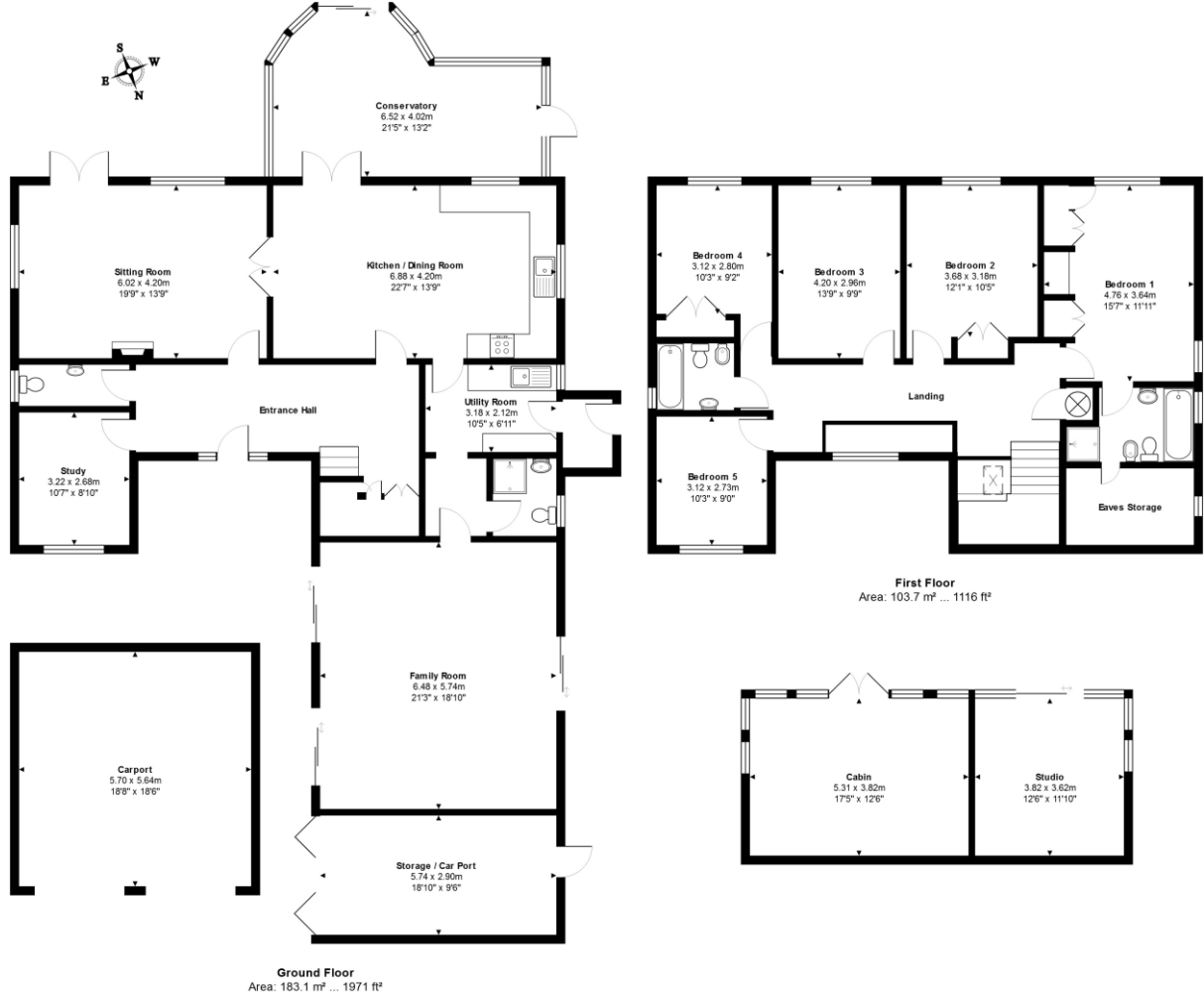
To the first floor there is a 25' galleried landing. The master bedroom has a range of fitted wardrobes and a four piece en-suite bathroom with a walk-in store room. There are four further bedrooms, two of which have fitted wardrobes and a family bathroom with a four piece suite.

Outside plot extends to approximately three quarters of an acre. There are wooden double gates opening onto the large gravel driveway providing parking for several vehicles leading to the attached carport and detached double width barn style garaging. There is a paved patio adjoining the property with a dividing pathway, further paved terraces and large level lawn area beyond with well-stocked flower/shrub beds. The gardens are divided by fencing with a potential vegetable garden and further garden area with a detached 29' timber studio. The gardens have wonderful countryside views being enclosed by fencing, mature trees and hedging with a stream running to one side.

- Five bedrooms
- Two bathrooms
- 20' Living room
- 22' Kitchen/breakfast room
- 21' Family room
- 21' Conservatory
- Detached barn style garage & carport
- Detached 29' studio
- Approximately  $\frac{3}{4}$  acre plot
- Rural views



# Floor Plan

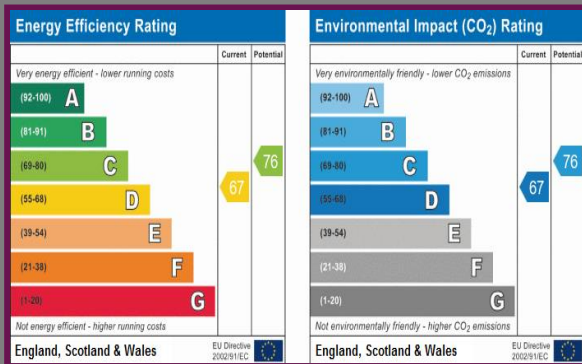
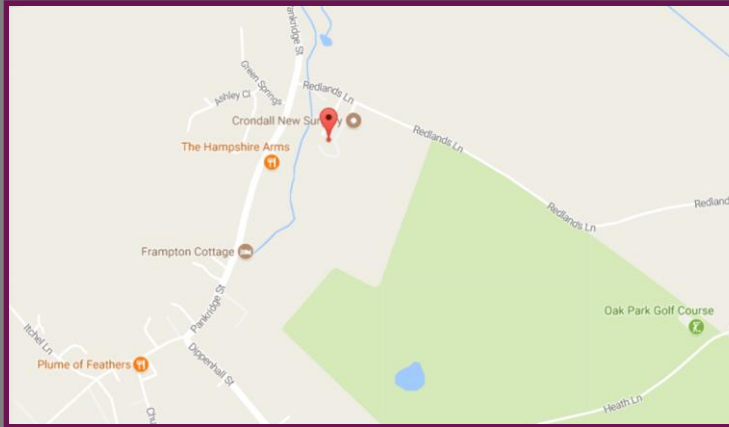


Total Area: 353.6 m<sup>2</sup> ... 3807 ft<sup>2</sup>

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

# Location

The property is in a tucked away position within the heart of the charming village of Crondall. There are local amenities within the village including a church, two pubs, a village store and doctor's surgery. The village lies to the west of Farnham and is approximately 3.4 miles to the mainline station.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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