



The Withies, Crondall, Farnham, Surrey

Price Guide £850,000



# The Withies, Crondall, Farnham, Surrey

A superb and individual five bedroom detached family home constructed approximately 9 years ago and located in a quiet tucked away cul de sac in the heart of the highly desirable Village of Crondall.

To the ground floor the welcoming entrance hall has stairs to the first floor, Oak wood flooring and doors to the study, sitting room, downstairs WC and Kitchen. The ground floor accommodation has under floor heating a spacious sitting room, modern triple aspect kitchen/breakfast/dining room which has a comprehensive range of cupboard and drawer units, space for a range cooker and further appliances and tiled flooring.

To the first floor the landing has Oak wood flooring and doors to four good size bedrooms with the master bedroom having an en suite shower room plus there is a family bathroom.

To the second floor there is a good sized fifth bedroom with an ensuite bathroom.

Outside the property sits centrally in its plot with private gardens. The side and rear garden is enclosed by panel fencing and is mainly laid to lawn with a selection of mature shrubs and bushes. The side garden enjoys a westerly facing position with two substantial patio areas.

Outside to the front there are electrically controlled gates leading to a brick block paved driveway with parking for numerous vehicles leading to a detached double garage with electric up and over door, power and light.

- Five bedrooms
- Sitting room
- Study
- Cloakroom
- Kitchen/breakfast/dining room
- Ensuite to master bedroom
- Family bathroom
- Detached double garage
- Private garden
- Gas heating to radiators



# Floor Plan



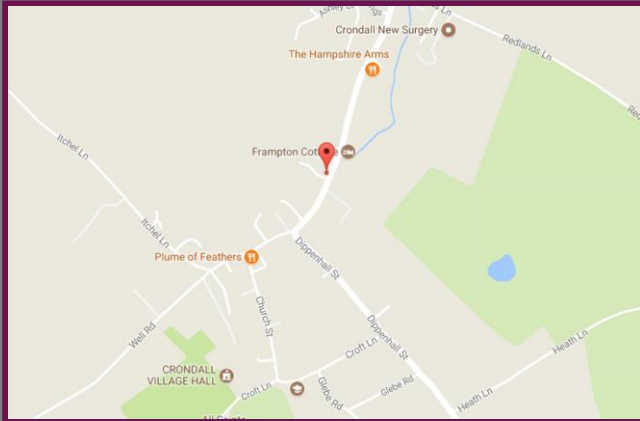
Total Square Footage - 2356 sq. ft.

Disclaimer: The floorplans depicted and the stated dimensions in this illustration are indicative only and serve as an approximation of existing structures and features. This illustration is not guaranteed to be accurate or complete. The accuracy of all information should be verified through personal inspection and/or with appropriate professionals.



# Location

Crondall is a quintessential English village with local facilities including the village store/post office, church, choice of public houses, primary school, cricket ground, tennis courts, and a golf course. There are numerous village social events arranged throughout the year.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	83	A (92-100)	86
B (81-91)		B (81-91)	
C (69-80)	75	C (69-80)	78
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	

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.



A refreshing choice...

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