

warren  
powell-richards

Mill Lane, Crondall, Farnham GU10 5RP

£5,000 pcm









## Property Description

Situated on the fringe of Crondall is this beautiful house on a spectacular plot, boasting a separate studio annexe, stunning garden and separate paddock, plus undercover parking as well as additional driveway parking. Viewings are highly recommended to appreciate the space and accommodation on offer.

The property is approached via a large shingle driveway providing ample private parking which leads to a double barn style car port. There are access gates on both sides of the property, one leading to the rear garden the other leading to the self-contained annexe/studio/office with kitchenette and a recently new shower room. You initially enter this stunning family home into the welcoming entrance hall, with doors through to all accommodation. On the ground floor there is a lovely kids play room, a study/home office and a downstairs w/c. Further along the hallway you get to the main hub of the house which is a lovely open plan kitchen/breakfast/family room. This has a working log burner in the family room part of the room, perfect for the impending colder evenings and enough space for all the family. The kitchen boasts a stunning Rangemaster Everhot with induction hob. The hallway also opens up into a formal dining room with patio doors that take you outside and to the annexe. Lastly, the sitting room is located at the end of the house and has stunning views across the garden, as well as an additional log burner.

Upstairs, the master bedroom suite benefits from a lovely double aspect, as well as fitted wardrobes and an ensuite bathroom. There are then two further double bedrooms and a fourth single bedroom. Lastly is the family bathroom.

Immediately to the rear is a patio area, ideal for al fresco dining with steps leading to the garden which is laid mainly to lawn, surrounded by mature borders, all giving a high degree of privacy. The covered pergola is a welcome seating area, and the garden also enjoys the use of a couple of large sheds/outbuildings and the vegetable plot. The paddock (approx. 0.66 acre) is accessed via a gate to the rear of the garden. Please note that a gardener will be included to maintain the garden.

Unfurnished and available from 1st August 2024

EPC Band C

Council Tax Band G

Minimum Term - 12 months

Deposit = 6 weeks rent - £6,923

First Months rent - £5,000

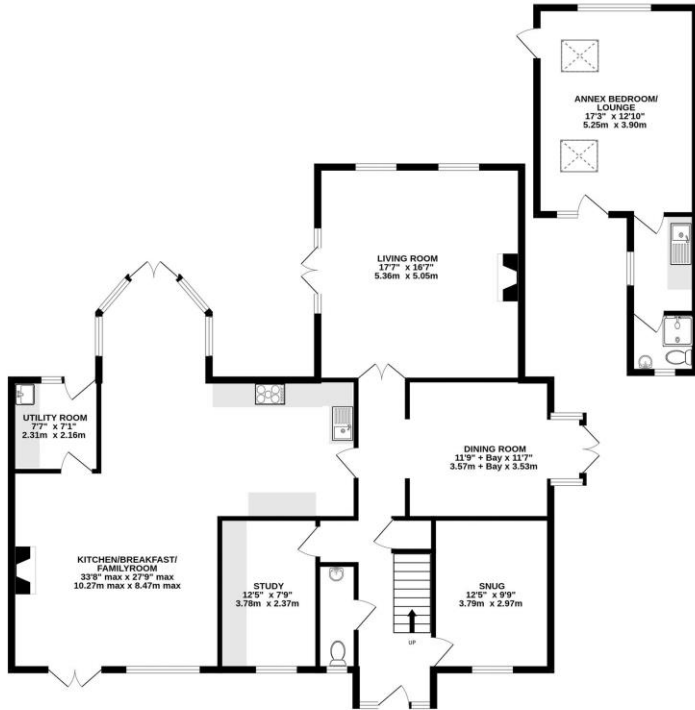
Holding deposit - £1,153 (will be offset against the first months rent upon move in)



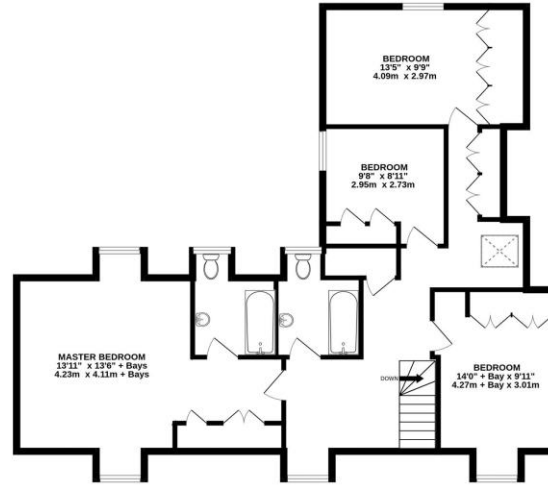




GROUND FLOOR  
1718 sq.ft. (159.6 sq.m.) approx.



1ST FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2752 sq.ft. (255.6 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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## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.