



Pankridge Street, Crondall

McCarthy  
Holden 



## Police House, Pankridge Street

Crondall, Farnham

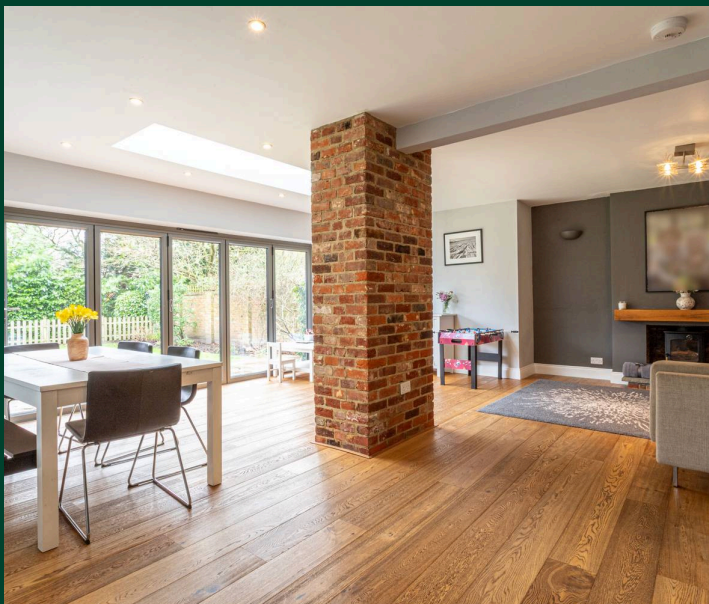
This beautifully presented family home offers generous, light-filled accommodation ideally suited to modern living, situated in the heart of the highly desirable village of Crondall.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Village Location
- Four Bedrooms
- Kitchen/Dining/Family Room
- Three Bathrooms
- Utility Room
- Garden
- Driveway & Double integral Garage
- No Onward Chain





Blending character features with contemporary design, this beautifully presented family home offers generous, light-filled accommodation ideally suited to modern living, situated in the heart of the highly desirable village of Crondall.

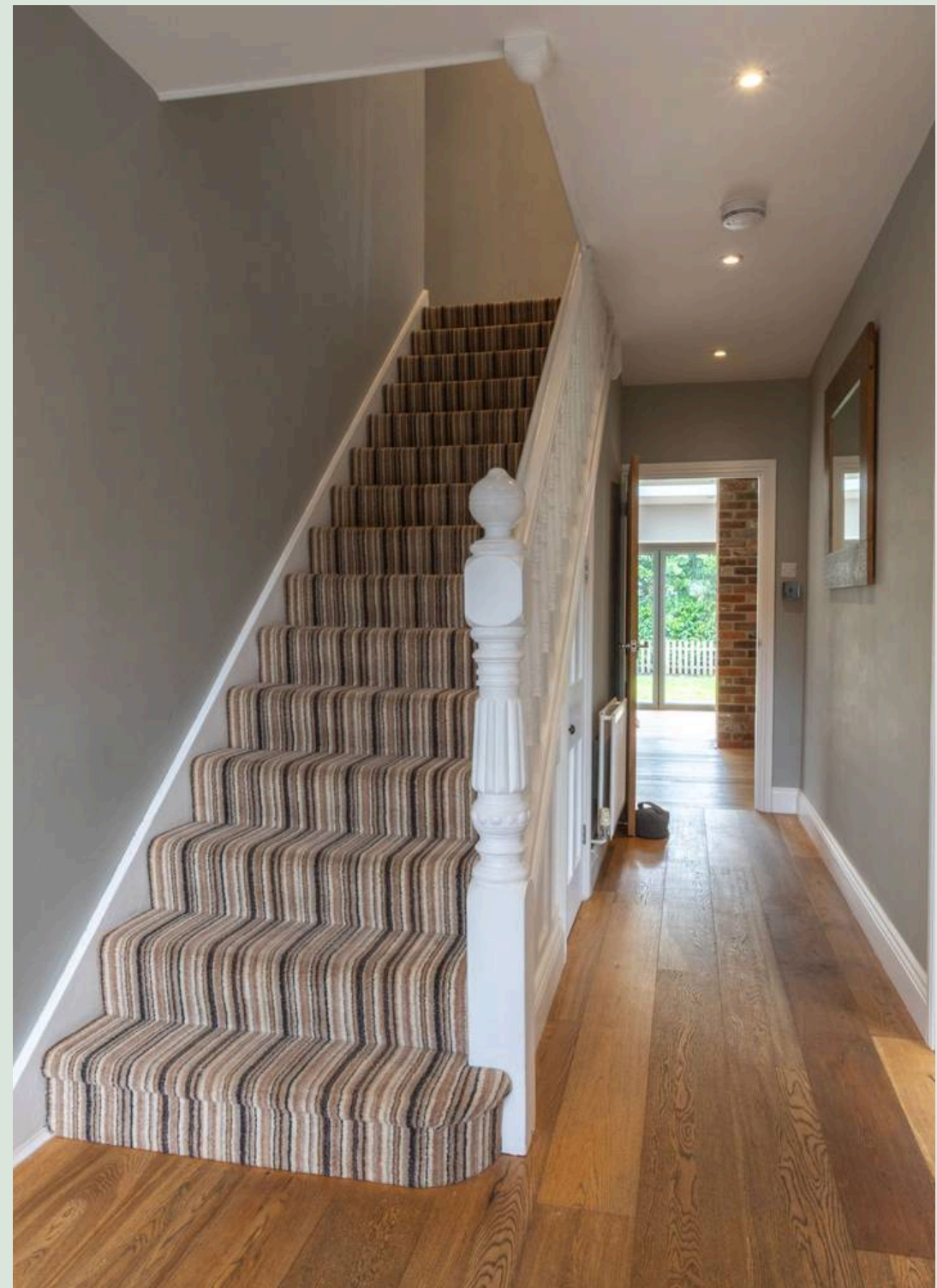
The welcoming entrance hall with cloakroom, leads to a cosy sitting room complete with feature fireplace perfect for relaxed evenings. A separate study provides an ideal space for home working, while the heart of the home is undoubtedly the stunning open-plan kitchen/dining/family room. This impressive space features integrated appliances, a central breakfast-bar island, log burner and two sets of bi-fold doors opening onto a generous patio overlooking the garden.

A well-equipped utility room offers additional storage and appliance space, along with a convenient shower room and access to the integral garage, which offers potential for conversion (subject to planning permission).

Upstairs, four well-proportioned bedrooms provide excellent accommodation. The principal bedroom benefits from a dressing area and stylish en-suite shower room. Bedroom two enjoys its own en-suite and fitted wardrobes. Bedroom three also benefits from fitted wardrobes. A contemporary fitted family bathroom suite and loft storage complete the upper floor.

Externally, the property continues to impress. The enclosed rear garden mainly laid to lawn, offers a delightful outdoor retreat with patio seating and an entertaining terrace, bordered by mature shrubs and planting. A log store and garden shed add practicality, while the leafy backdrop provides a pleasant sense of privacy. There is side access via a gate leading to the front of the property.

To the front is driveway parking leading to an integral garage with power and lighting.





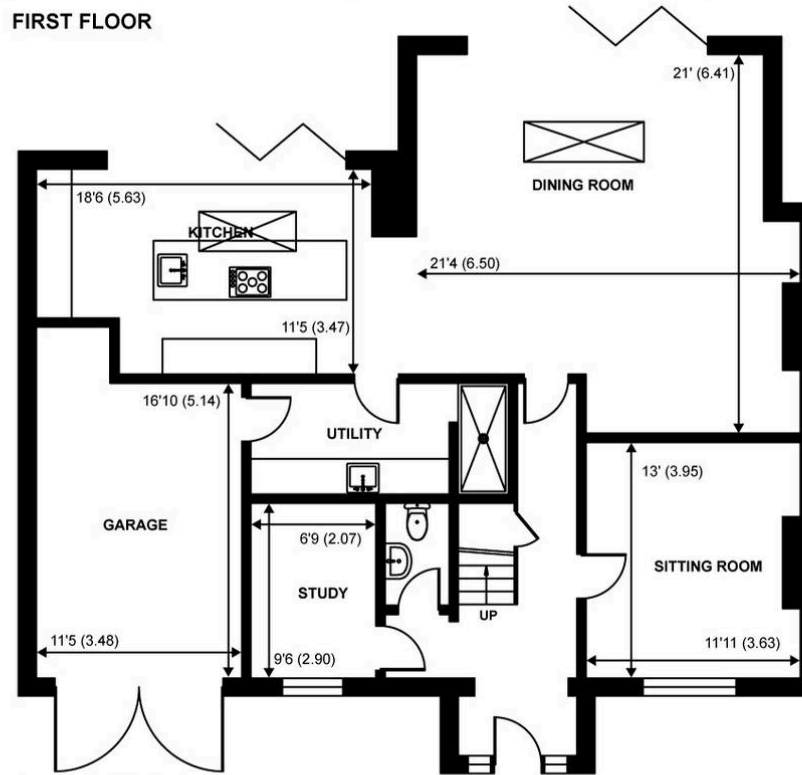
Approximate Area = 1983 sq ft / 184.2 sq m  
Limited Use Area(s) = 71 sq ft / 6.5 sq m  
Garage = 200 sq ft / 18.5 sq m  
Total = 2254 sq ft / 209.2 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





## McCarthy Holden Odiham

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.