



Whitewater, Pankridge Street, Crondall

Farnham GU10 5RG

In Excess of **£1,000,000**

ANDREW LODGE

estate agents



A beautifully presented five-bedroom detached family home in a sought-after village setting.

- Detached five-bedroom family home
- Sought-after village location
- Spacious kitchen/dining room with garden access
- Separate living room and cosy snug
- Dedicated home office/study
- Ground floor guest suite with dressing room and en suite
- Four first-floor bedrooms, including principal en suite
- Family bathroom
- Driveway parking
- Generous enclosed garden with patio area

Summary: Located in the charming and highly desirable village of Crondall, Whitewater offers an exceptional opportunity to acquire a spacious and versatile five-bedroom detached family home. Thoughtfully designed to cater to modern family living, this property combines generous accommodation with a welcoming and homely atmosphere.

Ground Floor: Upon entering the property, you are greeted by a well-proportioned ground floor layout. The living room provides a comfortable and relaxing space, ideal for unwinding or entertaining guests. At the heart of the home lies the impressive kitchen/dining room, perfectly suited for both everyday family life and social occasions. This bright and sociable space features doors opening directly onto the enclosed private garden, seamlessly blending indoor and outdoor living.



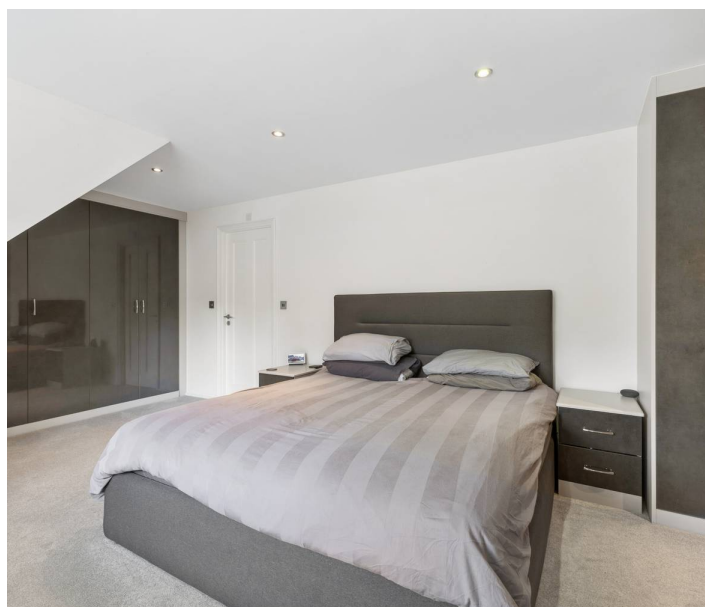
A separate snug offers a cosy retreat, ideal for family time, movie nights, or a quiet reading space. The front-aspect study provides an excellent work-from-home environment, benefitting from natural light and a setting away from the main living areas.

The ground floor also hosts Bedroom Five, a highly versatile space that can be used as a guest suite. Complete with a dressing room and en suite bathroom, it offers privacy and convenience for visitors or multi-generational living.

First Floor: Upstairs, the property continues to impress with four well-sized bedrooms. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a modern family bathroom, making it ideal for growing families.

Outside: Externally, the property boasts driveway parking and a generous rear garden. The enclosed garden provides a safe and private space for children and pets, while the patio area is perfect for outdoor dining and entertaining during warmer months.

Whitewater presents a rare opportunity to enjoy village living with ample space, flexibility, and comfort—perfectly suited for contemporary family life.





General: Services – All mains services. Gas central heating to radiators. / Local Authority – Hart District Council, Civic Offices, Harlington Way, Fleet, Hampshire, GU51 4AE, 01252 622122 / Council Tax – Band E with an annual charge for the year ending 31.03.27 of £2,918.99. / Tenure – Freehold. / EPC rating – C / Mobile data available. Superfast broadband (via Ofcom).

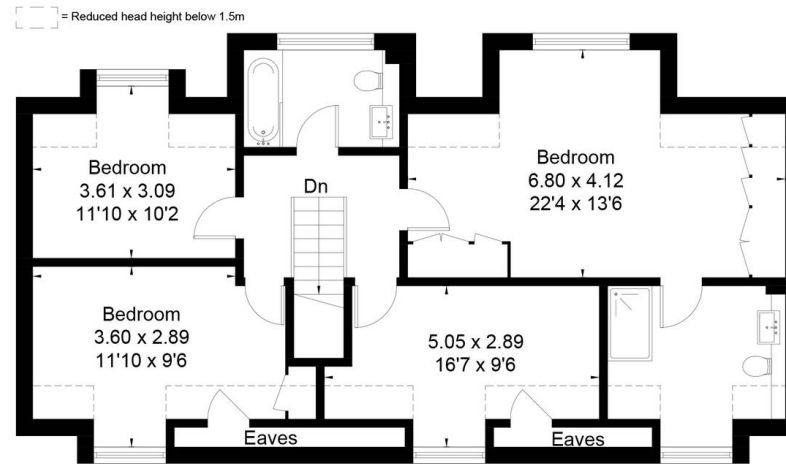
Crondall is a quintessential Hampshire village offering a local shop, post office, pub, church and well-regarded primary school. The surrounding area provides extensive opportunities for walking, cycling and riding, as well as golf, tennis and social events within the village community.

The Georgian market town of Farnham is just three miles away, with its range of independent boutiques, restaurants, leisure centre, golf courses and David Lloyd fitness club. Further afield, Basingstoke, Fleet, Guildford and Winchester are easily accessible. Transport is excellent with the A31 nearby, linking to the A3 and M3 (J4) for fast access to London and the South Coast. Farnham mainline station provides a regular service to London Waterloo in as little as 53 minutes. Heathrow, Gatwick and Southampton airports are all accessible.

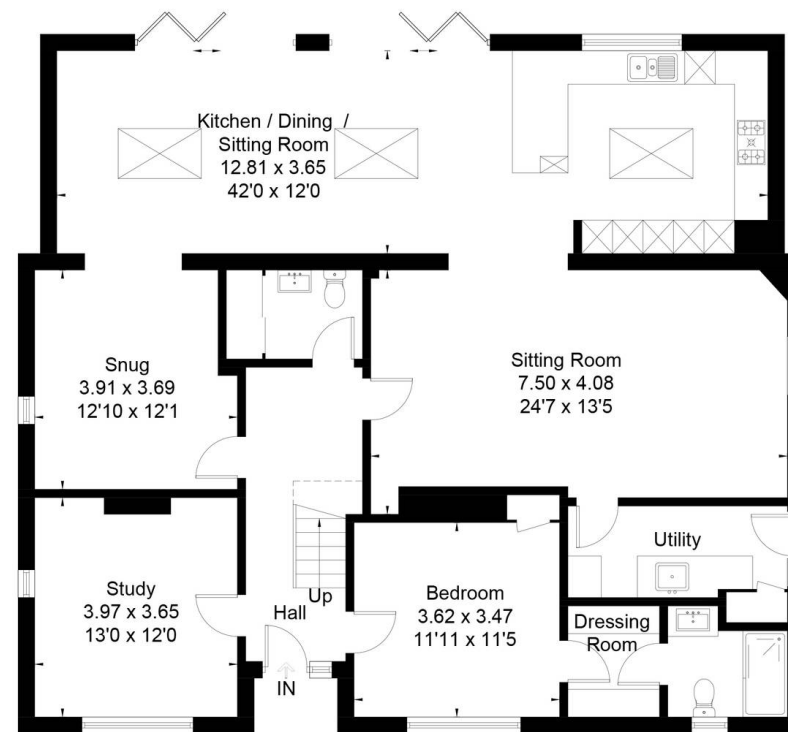
Schools in the area are outstanding both State and Private schools including Weydon, Edgeborough, Frensham Heights, St Nicholas' Girls' School, Lord Wandsworth College in Long Sutton, Robert May's in Odiham and Crondall primary.



Approximate Floor Area = 242.0 sq m / 2605 sq ft
(Excluding Eaves)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106021

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Directions: Leave Farnham via West Street and at the Volkswagen garage turn right into Crondall Lane. Follow this road for approximately four miles into Crondall village. At the T junction turn right into Pankridge Street and Whitewater can be found on the left.