



Excellent family house with annexe in Crondall

Redlands Lane, Crondall, Farnham, Surrey GU10 5RF

Freehold





Wonderfully presented throughout • Open plan family kitchen • Two further reception rooms • Utility room • Four bedrooms (one en suite) • Integral self-contained annexe • Double garage • Pretty garden with terrace

Local information

Crondall is a much sought-after country village on the Hampshire/Surrey border with good local facilities including a village store/Post Office, a church, a choice of public houses, primary school and cricket ground.

The nearby Georgian town of Farnham has a superb balance of lifestyle and recreational facilities along with amenities. There are a variety of eateries including, Cote and Gail's Bakery, along with a variety of branded and independent shops and recreational facilities including a leisure centre.

A great variety of shopping and leisure amenities can be found in the county town of Guildford.

Communications are excellent, with both the M3 (Junc. 5) and A31 providing swift access to the national motorway network, as well as Heathrow, Gatwick and Southampton airports.

There are main line train services at both Farnham (55 minutes) or Fleet (from 44 minutes) providing swift services to London Waterloo.

There are a good selection of schools in the area including Crondall Primary School, St Nicholas' School in Church Crookham, Lord Wandsworth College in Long Sutton and Farnborough Hill.

The surrounding countryside is delightful for both walking and riding and there is a selection of good golf courses in the area.



About this property

Hartfield House is very well-presented throughout, with excellent accommodation, perfect for modern family living.

The formal sitting room with gas fire place has french doors out to the rear terrace and a bay window at the opposite end and also into the open plan family kitchen.

The open plan family kitchen is a fabulous feature of Hartfield House. With a set of bi fold doors on two sides and a lantern roof light, this open planning living space is wonderfully bright room where you will find the kitchen, dining area and family seating space. The kitchen is fitted in a contemporary style around a central island with breakfast bar seating and integrated appliances.

The ground floor also comprises a smart study and centrally located utility room with a cloakroom,

Upstairs accommodates a master bedroom with en suite shower room. There are a further three bedrooms all served by a family bathroom.

Annexe

Hartfield House provides a self-contained annexe with its own independent access, from the side of the house. Comprising family kitchen and living space, shower bathroom and bedroom.

Outside

Hartfield House is approached through a smart set of electric gates (with intercom) with a gravel driveway providing parking and access to a double garage with large loft space.

The front garden has a smart lawn bordered with neat box hedging and well stocked flower bed.

At the rear of the property is a terrace that wraps around the property providing ample space for outdoor dining and entertaining.

The level garden is mainly laid to lawn, bordered by a collection of trees and hedging. A charming feature of the garden, is that it backs on to a village stream, which is a tributary of the river Hart.

The Annexe EPC=C

Tenure

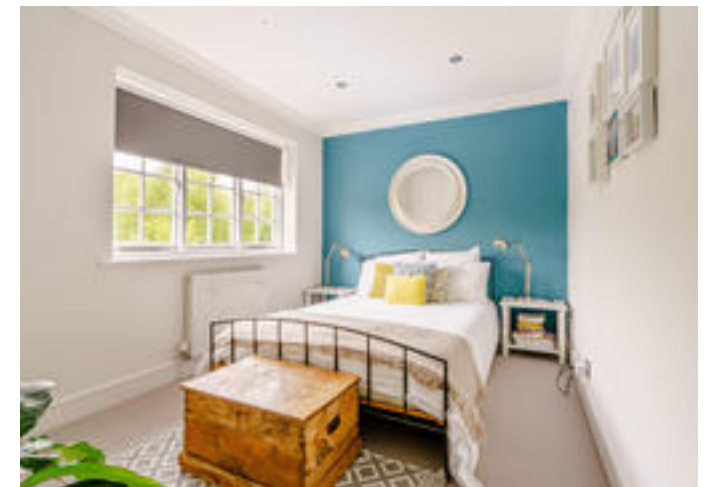
Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 2612 sq ft / 243 sq m
Outbuildings 387 sq ft / 36 sq m
Total 2,999 sq ft / 279 sq m



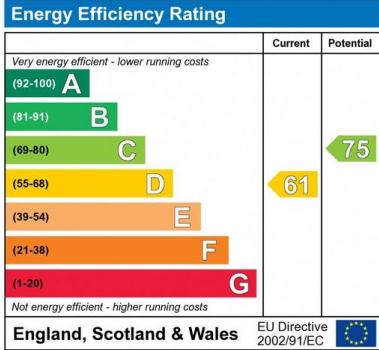
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