

warren ■
powell-richards

29 CHAUNDLERS CROFT, CRONDALL
FARNHAM, SURREY GU10 5PH

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Price £395,000

An excellent semi-detached house set in a popular residential close, backing directly onto open fields and, therefore, benefiting from glorious far-reaching southerly views over the surrounding countryside. The property has been modernised and now includes a fabulous Kitchen/Family Room which forms the central hub of the home. Other features of note include the wider than average plot allowing excellent access down the side of the property and a delightful well-tended garden. Crondall is one of Farnham's most picturesque and desirable villages with amenities that include two village pubs, a well regarded primary school, a village store, a golf club and, of course, a Bentley dealership.

The nearby town of Farnham offers a superb range of national and local stores with an array of pubs, wine bars, cafes and restaurants together with a centrally placed station which offers a rail link to London Waterloo.

Outside

The property is approached via a dropped kerb leading to twin gates and, in turn, to a formal tarmac parking space. Pedestrian access is gained via wrought-iron gate, leading to front garden. Projecting canopied entrance porch, panel and glazed front door to:

Entrance Hall

Laminate flooring, radiator, cupboard housing electric meter and consumer unit, flat ceiling, double glazed landing window and door to:

Living Room

Double glazed side aspect window, radiator, fashionable fire place with stainless steel surround and display niche beneath, TV point, flat ceiling.

Kitchen/Family/Dining Room

Double glazed front aspect windows, double glazed rear aspect windows and double glazed door to outside, flat ceiling. Kitchen area fitted as follows: ceramic one and a half bowl sink unit with mixer tap set in quality timber work surface with comprehensive range of shaker-style cupboards and drawers beneath, return work surface with space for range cooker with built-in brushed steel upstand and large capacity extractor, further cupboards and drawers with eye-level units with task lighting, matching breakfast bar with further cupboards and drawers beneath, space for large upright fridge/freezer, laminate flooring, two racks of directional spotlights, open to family area with home entertainment points, two clusters of directional spotlights, continuation of the laminate flooring, large radiator.

Front Garden

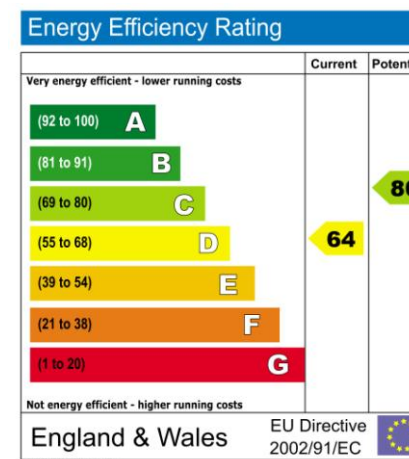
Fully enclosed by well-tended privet hedging, predominately lawned with strategically positioned shrubs and tended flower borders, outside tap, wide side access via a picket gate to decent sized side garden with paved pathway, brick retaining wall with raised area of lawn, fruit trees to:

Rear Garden

Again beautifully laid out with a large paved entertaining terrace, with external lighting, two further outside taps, brick barbeque, raised flower bed, gas meter, retained by a continuation of formal dwarf walling, two steps to well-tended lawn, enclosed on both sides by both fencing and beautifully tended privet hedging, shaped raised flower and shrub border, bounded by dry stone walling and railway sleepers, mature tree, garden shed, workshop with outside tap, light and power, post and rail fencing across the rear boundary thus enabling the quite magnificent south-westerly view over the enormous cornfields and beyond the neighbouring farm.

Directions

From Farnham Town Centre take West Street out of town turning right into Crondall Lane highlighted by the Volkswagen Garage on the corner. Stay on Crondall Lane for 2-3 miles, turning into St. Cross Road upon reaching the village. Then turn left into Chaundlers Croft and the property will be found a short way along on the left hand side.



Utility Room

Access to loft space, wall-mounted "Glow Worm" boiler, double glazed rear aspect window, shelving, stainless steel sink unit with cupboards beneath, plumbing and space for side-by-side washing machine and tumble dryer set under roll edge work bench, flat ceiling, further door to:

Cloakroom

White suite comprising low level WC and corner washbasin with tiled splashback, obscure double glazed window, ceramic tiled floor throughout, flat ceiling.

First Floor

Staircase with ornate wrought-iron barley twist spindles to:

First Floor Landing

With matching balustrade, flat ceiling, large double glazed landing window, airing cupboard housing pre-lagged copper cylinder, fitted immersion heater and slatted shelves for linen storage and access to loft. *(NB this has been boarded and has a velux window and is accessed via a loft ladder. With some imagination about proper access and the requisite permissions, this could lend itself to further accommodation if required. However, currently it is a very usable loft space.)*

Bedroom 1

Double glazed window providing a glorious far-reaching view over surrounding farmland, flat ceiling, built-in wardrobe with shelving, currently open plan, home entertainment point and radiator.

Bedroom 2

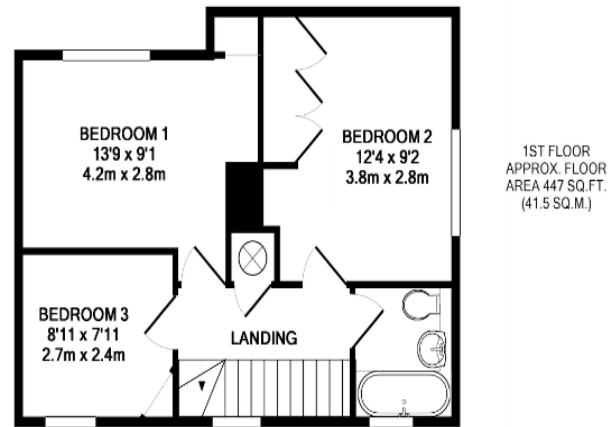
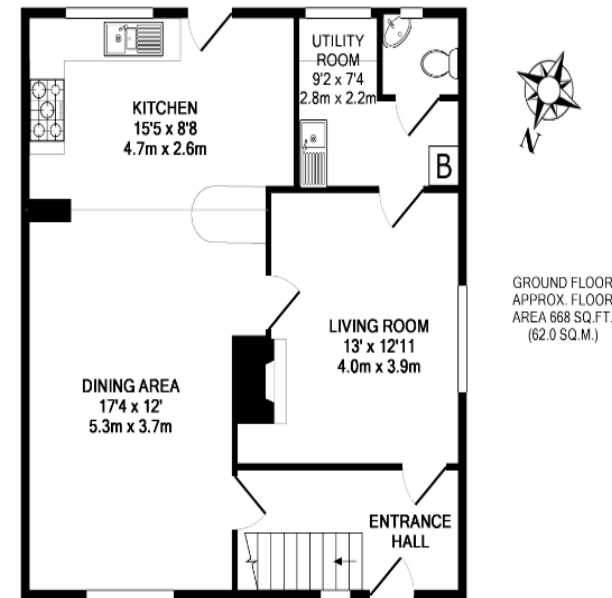
Side aspect double glazed window, radiator, flat ceiling, range of built-in wardrobes.

Bedroom 3

Front aspect double glazed window, radiator, flat ceiling, home entertainment points and open shelved wardrobe.

Bathroom

Obscured double glazed window and modern white suite comprising double-ended panel-enclosed bath with chromed mixer tap and shower attachment, additional Opal independent shower, rail and curtain, wash hand basin set in vanity surface with utility cupboards beneath and mono block mixer and concealed cistern WC, further utility cupboard, fixed mirror with vanity lighting, areas of ceramic wall tiling, laminate flooring, flat ceiling, upright ladder radiator.



TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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