

Mill Lane, Crondall
Five Bedroom Family Home



Mill Lane, Crondall, Farnham, GU10 5RP

The Property

Situated in a no through road, this charming detached character home seamlessly blends period charm with modern living. The property features five spacious bedrooms, two en suites, and a family bathroom, offering ample space for a growing family. The property is conveniently located for the M3, nearby schools and local amenities.

Ground Floor

Upon entering the original oak front door, you are greeted by a welcoming entrance hall. Doors lead to a downstairs cloakroom, kitchen/family room, dining room, living room, study and snug. A particular feature of this home is the fully refurbished open plan kitchen/breakfast room which features an Aga along with a range of eye and base level units. The breakfast area boasts French style doors to the garden whilst the family area has a wonderful wood burner again adding to the character of this home. A separate utility room provides plumbing for a washing machine, washer-dryer and boiler. For more formal dining there is an elegant dining room with a patio door leading out to the side of the property. The first reception room features another wood burner, exposed wooden beams and enjoys views over the gardens. Two

further reception rooms are situated to the front of the property one of which is currently being used as an office and the other a snug.

Additional accommodation includes a self-contained annex which includes its own front door, exposed wooden beams, a fitted kitchen and shower room. The bedroom/lounge enjoys views over the gardens.

First Floor

The first floor boasts a large landing area, leading to four good sized bedrooms; one of which benefits from an en-suite. The remaining bedrooms all boast fitted wardrobes and are served by a separate family bathroom.

Outside

The gardens at Latymer House measures in excess of an acer and is fully enclosed with fencing and hedging, making it extremely secure and private. A large patio area surrounds the property, offering multiple seating areas for alfresco dining and relaxing.

The remainder is mainly laid to lawn and beautifully manicured with a mixture of flowers, shrubs and mature trees. The paddock offers an additional gardens which is great for the whole family to enjoy.

Side access on both sides of the house leads to the generous gravel driveway, which can accommodate several vehicles, and a double carport for further parking or additional storage.

Location

Crondall village Centre is situated within 1 mile offering local facilities including a village store/post office, doctors surgery, church, choice of public houses, a well-regarded primary school, cricket ground, tennis courts and a golf course.

The Georgian town of Farnham has a superb balance of branded and independent shops, supermarkets and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. There is a leisure centre within the town centre and also the creative Farnham Maltings Centre which offers theatre, film and craft fairs. motorway network as well as Heathrow, Gatwick and Southampton airports.

Additional Information
Council Tax Band - G

































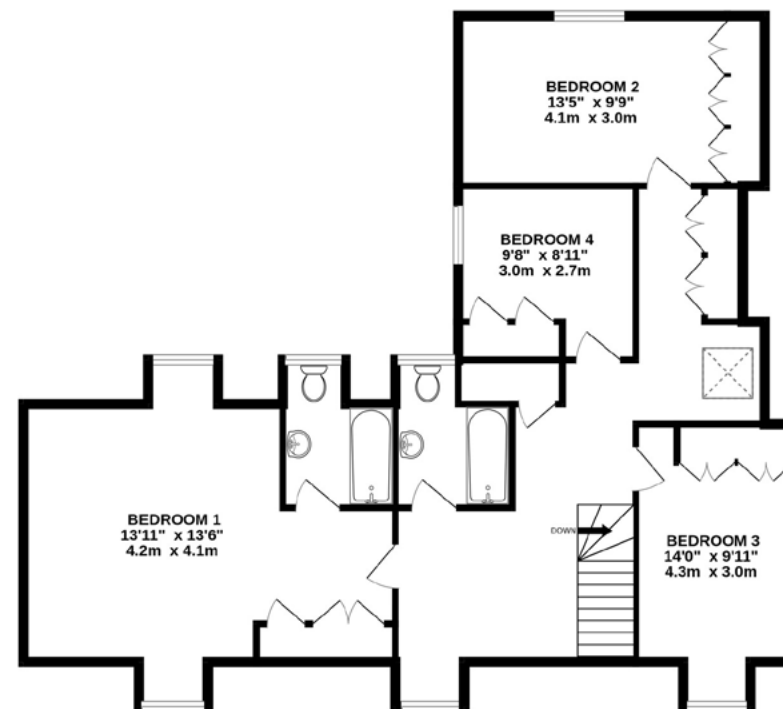
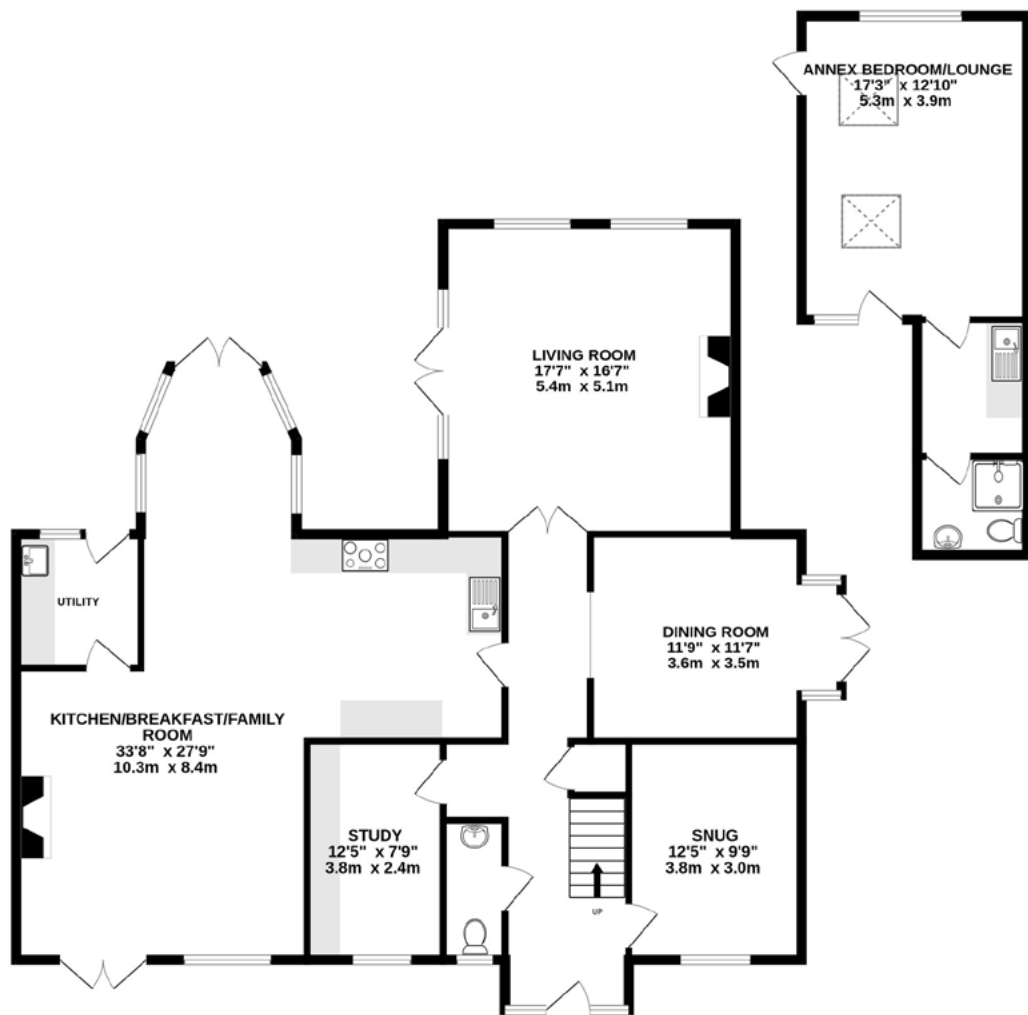












TOTAL FLOOR AREA : 2752sq.ft. (255.7 sq.m.) approx.

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.

Made with Metropix ©2024

Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Drainage - Shared Sewage Treatment Plant
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - 74 (C)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU10 5RP Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band G

McCarthy
Holden 

www.mccarthyholden.co.uk