



4 Byrons Cottages, Dippenhall Street, Crondall, Farnham, Hampshire. GU10 5PE.  
Offers Over £625,000

**keats**fearn



## Description

This charming character cottage is located in a picturesque Surrey village, offering a Grade II listed property with an abundance of charm and character. Inside, you'll find a homely atmosphere enhanced by delightful features such as latch doors, fireplaces, and exposed beams.

The surprisingly spacious and light-filled accommodation includes a 22' kitchen/breakfast room, utility room, cloakroom/W.C., a generous dining room, cozy snug, and a lovely living room with a gas log burner-style fire.

Two separate staircases lead to the first floor: one accesses the main bedroom with a built-in wardrobe and en-suite shower, while the other leads to a family bathroom and two additional bedrooms, both with built-in wardrobes.



Outside, the pretty rear garden offers a paved courtyard-style area with flower beds, seating, and a storage shed. The property also benefits from a parking area with space for three cars off-road.

The village itself is quintessentially English, with a well-regarded school, a welcoming church, two pubs, a village shop/post office, a cricket ground, bowls club, doctors' surgery and tennis court. The nearby historic market towns of Farnham and Odiham offer a mix of High Street and independent shops, as well as recreational and educational facilities. For a wider selection, Guildford is approximately 13 miles away. The area is well served by private schools, including Edgeborough, St Nicholas', and Lord Wandsworth College. Commuters will appreciate the excellent transport links, with mainline services to London from Fleet, Farnham, and Winchfield, and easy access to the A31, A3, and M3 for connections to London, the coast, and the M25. Heathrow, Gatwick, and Southampton Airports are all within an hour's drive.

Material Information - The property also includes a convenient, tanked cellar, gas central heating, all mains services, and a non-metered water supply. Superfast broadband is available in the area, and while mobile phone signal is generally good, some networks may experience limited coverage, so buyers are encouraged to conduct their own checks on-site.

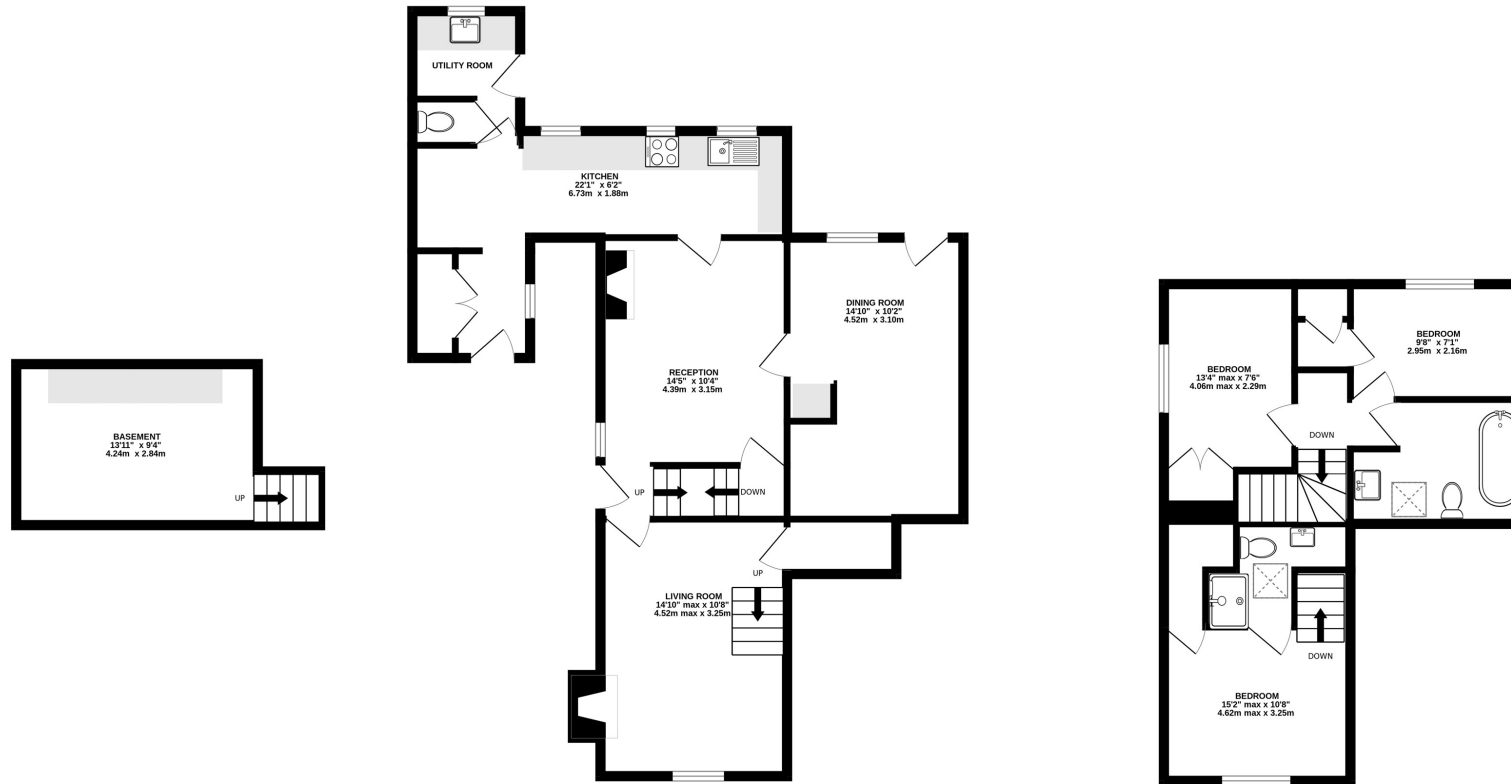
## Directions

Sat Nav Ref: GU10 5PE

## Local Authority

Hart  
Band E





TOTAL FLOOR AREA : 1367sq.ft. (127.0 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.  
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