



20 Crooksbury Road
Farnham, Surrey

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A stunning detached house with elegant luxury accommodation, in a desirable village setting

A beautifully appointed family home with unique features and attractive bespoke styling, set in a sought-after position just outside Farnham. The property sits within a generous plot in charming Runfold, with beautiful Bourne Wood and Puttenham Common moments away, while Farnham's amenities and transport connections are also easily accessible.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OFF-STREET PARKING



FAMILY GARDEN



FREEHOLD



VILLAGE



2895 SQ FT



£1,300,000
GUIDE PRICE



The property

20 Crooksbury Road is an impressive detached house that offers splendid white rendered elevations, while inside there are striking and highly attractive features including timber beams, exposed brickwork and sleek, contemporary styling.

Most of the accommodation is arranged across a single, accessible level with the reception rooms to the west wing and the bedrooms to the east. Upon entering, a welcoming reception hall runs from front to rear and features tiled flooring and French windows opening onto the rear terrace. This leads to a sitting room with a vaulted ceiling, wooden flooring, an exposed brick feature wall and a tall arched window that allows plenty of natural light. There is also a comfortable snug for relaxation and a study for private home working, while the large open-plan kitchen, breakfast room and family room lie at the heart of the home. This social everyday living space features south-facing sliding glass doors across the back wall, opening to the garden, as well as tiled flooring and a stylish modern kitchen with a central island and integrated appliances. The utility room

provides further space for home appliances, while there is also a cellar for additional storage.

There are three well-presented double bedrooms on the ground level, one of which has an en suite shower room and is currently used as a home gym with air conditioning, with French windows opening to the rear garden. The ground floor also has a family bathroom with dual washbasins, a freestanding contemporary bathtub and a separate shower with a rainfall shower head. Upstairs there is another generous double bedroom, which benefits from air conditioning, built-in wardrobes and an en suite bathroom. The property benefits from underfloor heating throughout and cleverly installed ceiling speakers.

Outside

At the front of the house, the paved and gravel driveway is enclosed by established hedgerow and provides plenty of parking space for several vehicles. The garden at the rear is mainly south and east-facing and includes a substantial patio area for al fresco dining, which connects to the sitting room and kitchen and features border beds with fragrant lavender.



Beyond the patio there are rolling lawns, enclosed by high hedgerows and mature trees for a sense of peace and privacy.

Location

The property is situated in the small village of Runfold, just east of the Georgian town of Farnham. The village has a local pub, while further amenities can be found in the village of Badshot Lea, which has several shops and a primary school (Badshot Lea Village Infant School). Farnham offers a good range of high street and boutique shopping, recreational and educational facilities including a leisure centre, David Lloyd centre and golf courses, the property is a stones throw from Farnham Golf Course. Communications in the area are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline station in Farnham provides a regular train service to London (London/Waterloo from 53 minutes) and is about 3 miles away. Both Gatwick and Heathrow are around 45 minutes away by car.

Distances

- Farnham 2.1 miles
- Guildford 9.1 miles
- London 43.8 miles

Nearby Stations

- Farnham 2.1 miles
- Aldershot 2.9 miles

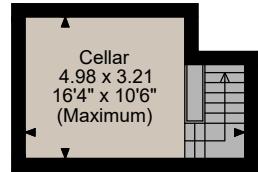
Key Locations

- Farnham Golf Club
- Bourne Woods
- Frensham Ponds

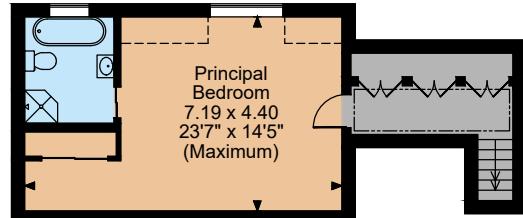
Nearby Schools

- South Farnham Juniors School
- The Ridgeway School
- Tilford School
- Barfield School

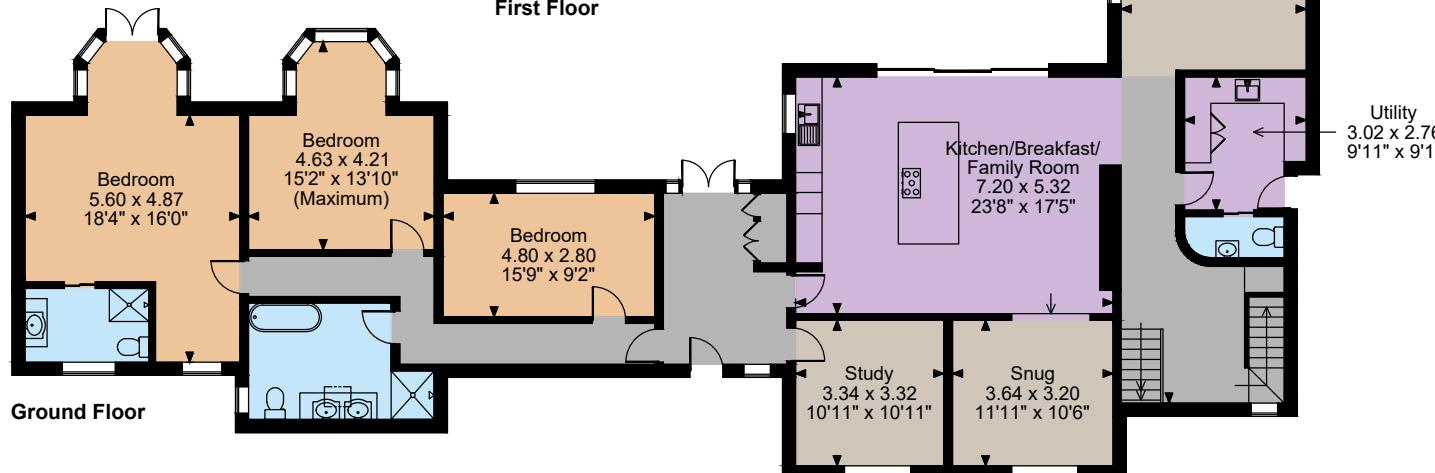




Lower Ground Floor



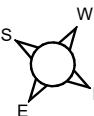
First Floor



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

House internal area 2,860 sq ft (266 sq m)

Limited use area 35 sq ft (3 sq m)

Total internal area 2,895 sq ft (269 sq m)

For identification purposes only.

Directions

GU10 1QE

what3words: ///shock.liability.tile

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: By separate negotiation

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
struttandparker.com

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