



Springfield House, 4 The Withies  
Crondall, Farnham, Surrey

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Springfield House

## 4 The Withies, Crondall, Farnham, Surrey, GU10 5QS

A comfortable five-bedroom family home in a desirable Crondall location

Farnham and mainline station 3.5 miles (London Waterloo from 53 minutes), Guildford 13 miles, London 40 miles

Reception hall | Sitting room | Dining room  
Kitchen/breakfast room | Study | Atrium/Study area | Utility | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, one en suite | Family bathroom | Shower room  
Garage | Garden | EPC rating D

### The property

Springfield House is an impressive, detached family home that offers almost 2,500 sq ft of comfortable, light-filled accommodation arranged over two floors.

The main reception room is the 25ft, triple aspect sitting room which has a cast-iron open fireplace and French doors opening onto the rear garden. The ground floor also has a formal dining room and a semi open-plan kitchen and breakfast room, with the breakfast room providing French doors onto the garden and the kitchen including plenty of storage in fitted units, as well as integrated appliances. There is a useful atrium/study area with stairs leading up to a larger study room above the garage.

The first floor has five bedrooms, all doubles, with built-in storage, including the principal bedroom which has a large en suite bathroom. One further bedroom is en suite, while the first floor also has a family bathroom with a separate shower unit.

### Outside

At the front of the property there is a gravel driveway with plenty of parking space and access to the integrated double garage. There is a paved and gravel pathway leading to the entrance, with various shrubs and hedgerow in beds to either side. At the rear, the garden includes an area of paved terracing and steps leading to a lawn with border flowerbeds and various established shrubs. There is also a timber-framed summer house.

### Location

Springfield House is set in a highly sought-after position in Crondall, within easy reach of the village amenities, yet close to open farmland with country walks on the doorstep. This quintessential English village has excellent facilities including the highly regarded school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course.

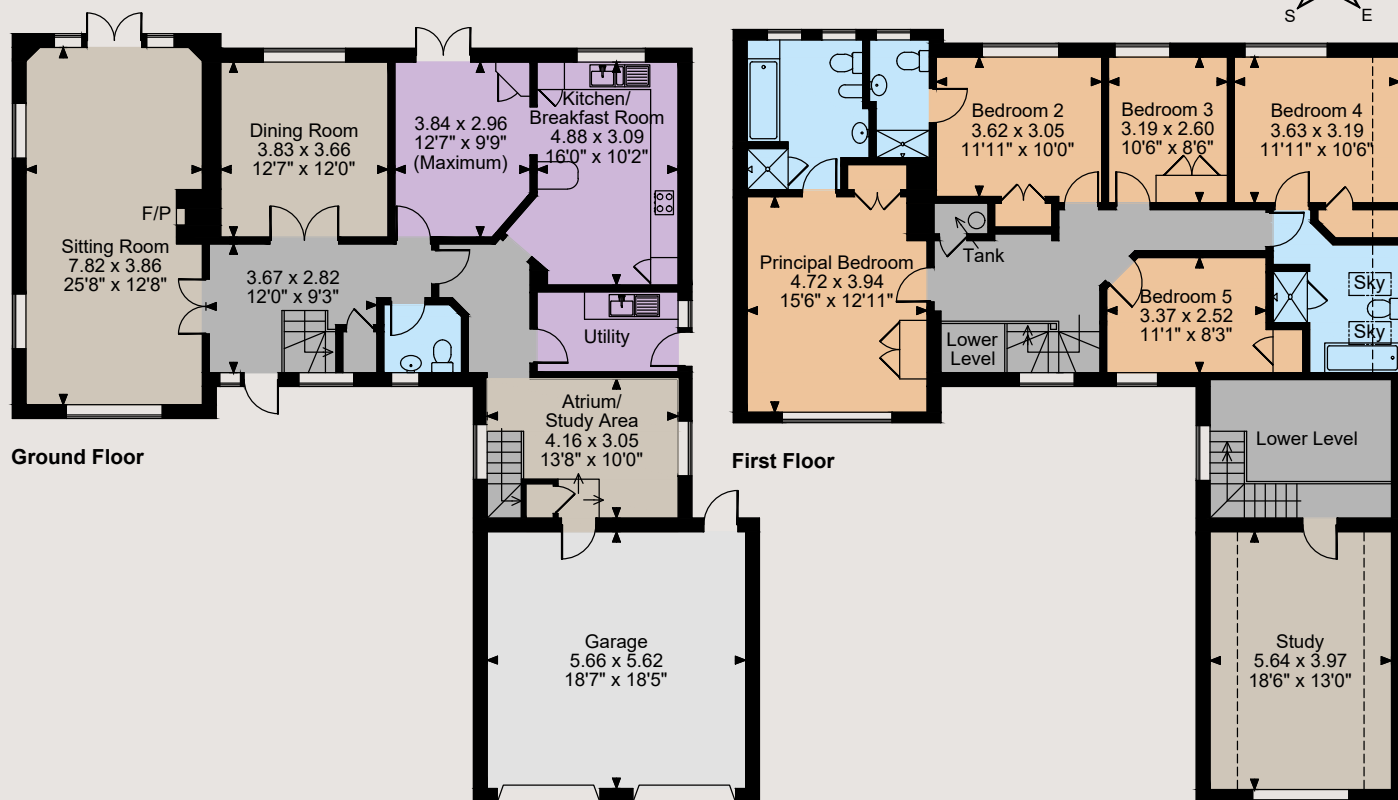
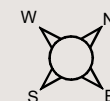
The historic market towns of Farnham and Odiham offer a good range of High Street and independent shopping, recreational and educational facilities with the more extensive facilities of Guildford approximately 13 miles away.

There is an excellent range of private schools in the area including Edgeborough, St Nicholas', and Lord Wandsworth College. This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within one hour.





Floorplans  
House internal area 2,473 sq ft (230 sq m)  
Garage internal area 342 sq ft (32 sq m)  
Total internal area 2,815 sq ft (262 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8557110/SLU

## Directions

From Farnham, take West Street away from the town centre. After 0.4 miles, turn right onto Crondall Lane. Continue onto Dippenhall Street, into the village of Crondall, then turn right at the junction onto Pankridge Street. You will find the entrance to The Withies on the left, and the property is at the end of the cul-de-sac on the right.

## General

**Local Authority:** Hart District Council

**Services:** All main services

**Council Tax:** Band G

**Fixtures and Fittings:** By separate negotiation

**Tenure:** Freehold

**Guide Price:** £1,295,000

## Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

**01252 821102**

farnham@struttandparker.com

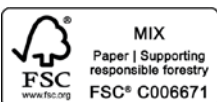
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2023. Particulars prepared June 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

