



Mapledown
5 The Withies, Crondall, Farnham, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Mapledown 5 The Withies, Crondall, Farnham, Surrey, GU10 5QS

A beautifully presented detached property with five bedrooms, in the heart of sought-after Crondall, with views over farmland

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

Reception hall | Drawing room | Sitting room
Conservatory | Study | Family area | Dining area
Kitchen | Utility | Cloakroom | Principal bedroom with dressing room & en suite bathroom | 4
Further bedrooms | Family bathroom | Carport
Double garage | Garden | EPC rating C

The property

Mapledown is a stylishly appointed family home that offers over 2,700 sq. ft of flexible accommodation with elegant, understated décor and contemporary fittings throughout.

The main reception room is the generous drawing room with its wooden flooring, LED lighting and attractive brick open fireplace. Double doors open onto the light and airy conservatory, which in turn has French doors opening to the west-facing rear garden. There is also a study and a comfortable sitting room, while the heart of the home is the open-plan family area, dining area and kitchen at the rear. This 26ft living and entertaining space has a dual aspect including French doors to the garden, and includes space for a seating area and a family dining table. The kitchen has shaker-style units, a central island, a split butler sink and integrated appliances.

Upstairs the large principal bedroom has its dressing room and en suite bathroom. The other four bedrooms all benefit from built-in storage, while the first floor also has a large family bathroom with a freestanding bathtub and a separate walk-in shower unit.

Outside

At the front of the property, five-bar wooden gates open onto the driveway, which provides plenty of parking space and access to the detached carport and double garage. The front garden is mostly laid to lawn, with the rear garden featuring an area of paved terracing and steps to an area of level lawn, with mature trees and established hedgerow borders.

Location

Mapledown 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 14 miles away.

There is an excellent range of private schools in the area including Edgeborough, St Nicholas', and Lord Wandsworth College.

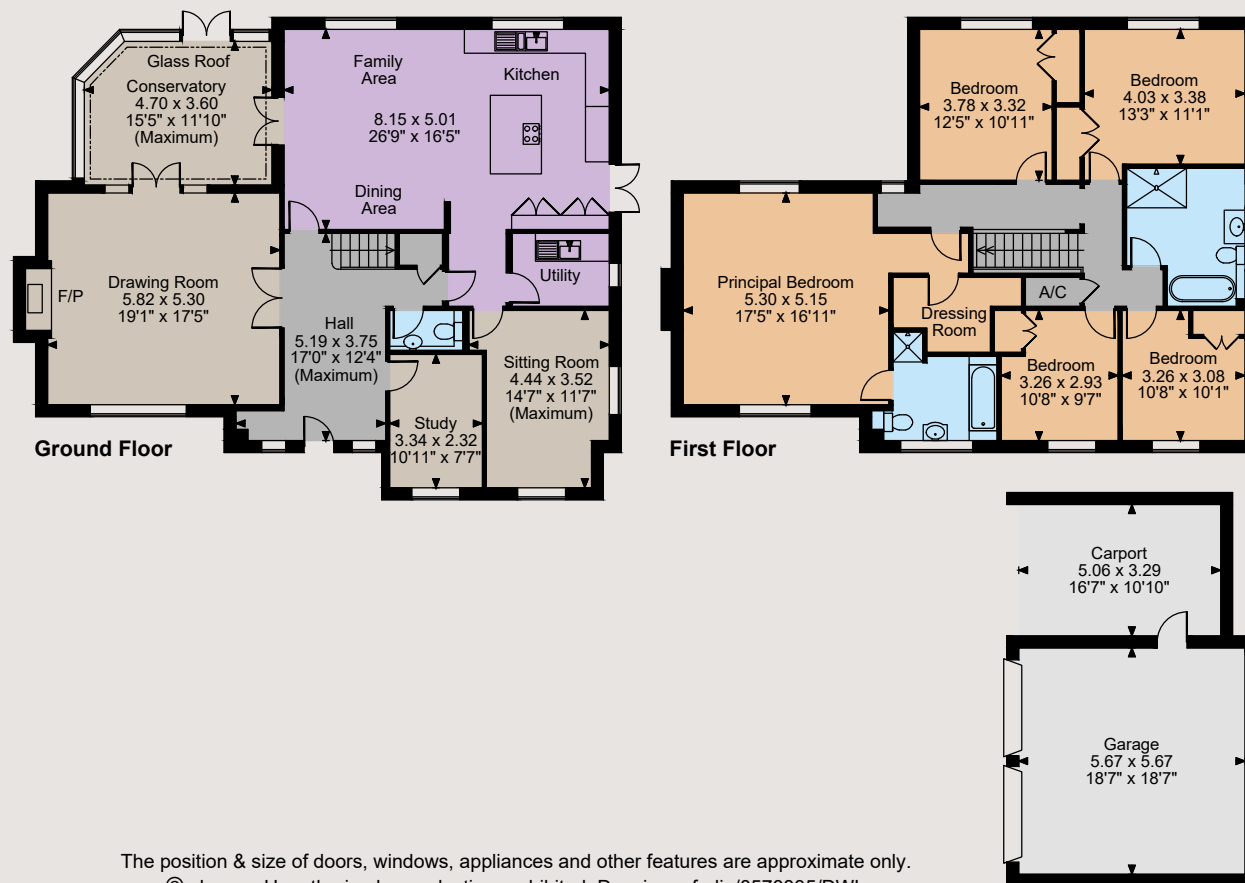
This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within one hour.





Floorplans

Main house internal area 2,752 sq ft (256 sq m)
Garage & Carport internal area 542 sq ft (50 sq m)
Total internal area 3,294 sq ft (306 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8578835/DWL



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 Mapledown will be found on the right hand side.

General

Local Authority: Hart District Council

Services: All main services

Council Tax: Band G

Fixtures and Fittings: By separate negotiation

Tenure: Freehold

Guide Price: £1,600,000

Farnham

37 Downing Street, Farnham, Surrey, GU10 4SH

01252 821102

farnham@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

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



For the finer things in property.



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 December 2023. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited