



Chilloway Close, Crondall, Farnham, Hampshire

Price Guide £1,000,000

Chilloway Close, Crondall, Farnham, Hampshire

This recently constructed residence by Cala Homes is perfectly situated in the charming village of Crondall, within walking distance of the village centre, doctors' facilities, and a local pub. The property is impeccably finished to a high standard, featuring spacious rooms spread across both levels.

Boasting a corner plot garden, this residence features four bedrooms, a remarkable 23' dining/family room with an adjoining kitchen, an en suite with a dressing area, and the added convenience of an integral garage. Enjoy the tranquility of this quiet location while experiencing the epitome of contemporary living.

Freehold
Council tax band G

- Four Bedroom Home
- Built by Cala Homes
- Kitchen/Dining/Family Room
- Utility Room
- Downstairs WC
- Front Aspect Sitting Room
- Study
- Garage
- En Suite
- Corner Plot Garden

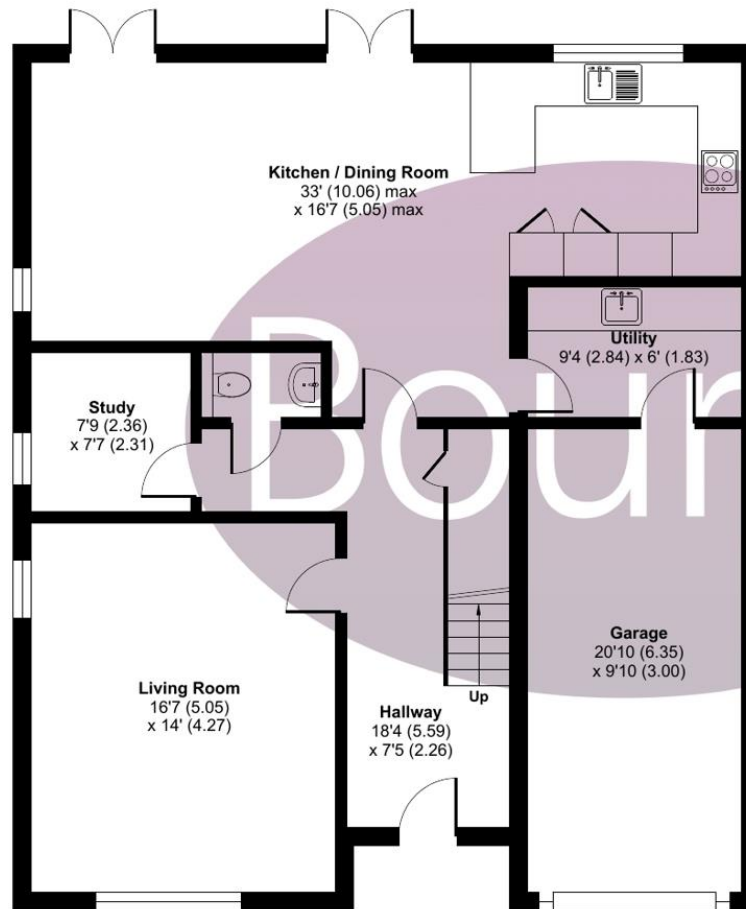


Floorplan

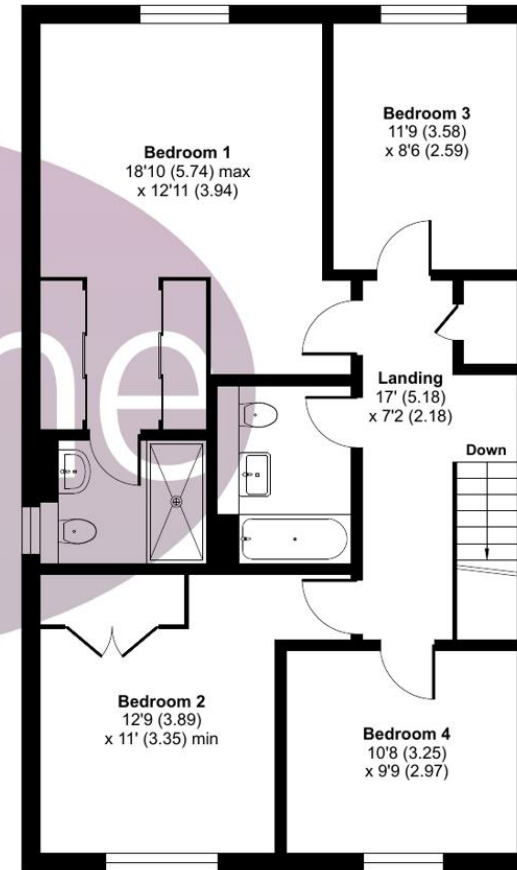
Chilloway Close, GU10

Approximate Area = 2042 sq ft / 189.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



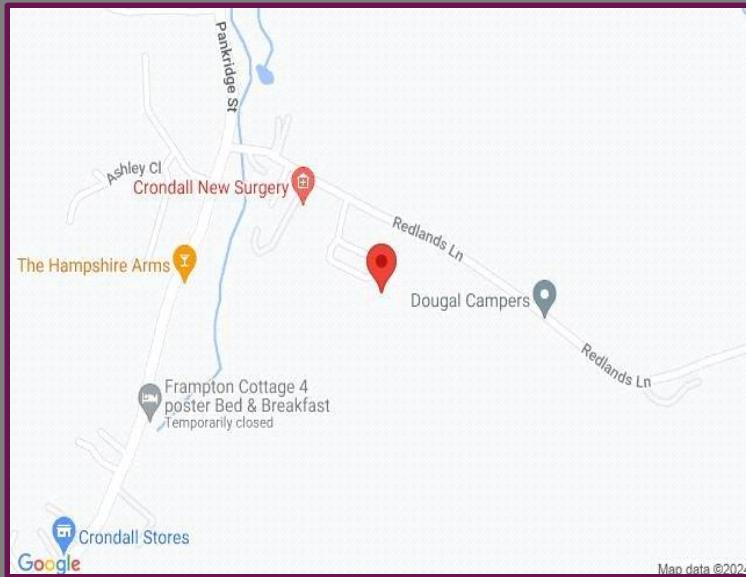
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1082806

Location

Crondall stands out as an highly sought-after and picturesque village, renowned for its Norman church and vibrant village community. Nestled within the village are essential amenities such as a general store, post office, village school, and three welcoming pubs. The immediate surroundings boast vast stretches of open countryside, woodlands, and farmland, creating an ideal setting for leisurely walks and horseback riding. Conveniently located for commuters, the village is situated just south of the A287, ensuring easy access to junction 5 of the M3 and linking to the A31, which leads to the A3.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 92 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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